URBAN/MUNICIPAL
CA4 ON HBL A08
50 B 6593
1980 ed. v.1

HAMILTON ZONING BY-LAW

TEXT

Corporation of the City of Hamilton

CITY OF HAMILTON

ZONING BY-LAW

By-Law No. 6593

OFFICE CONSOLIDATION

THIS EDITION IS PREPARED FOR PURPOSES OF CONVENIENCE, ONLY, AND FOR ACCURATE REFERENCE, RECOURSE SHOULD BE HAD TO THE OFFICIAL BY-LAW

March, 1980

HIS WORSHIP MAYOR JOHN A. MACDONALD

E. A. SIMPSON, CITY CLERK

PAUL KUPPE, P. ENG., BUILDING COMMISSIONER

THIS BY-LAW IS ADMINISTERED BY THE BUILDING COMMISSIONER

THE ZONING BY-LAW

CONTENTS

Section No.	
1	Title
2	Interpretation and Definitions:
	Residential Uses
	Institutional Uses
	Public Uses
	Commercial Uses
	Industrial Uses
	Mining Uses
	Farming Uses
	Miscellaneous Use Definitions
	Miscellaneous Definitions, Technical
	Miscellaneous Definitions, Non-Technical
3	Application of By-law
4	Prohibited Uses
5	Districts and Boundaries
6	General Provisions
7	"A" District Regulations
7A	"AA" District Regulations
8	"B" District Regulations
8A	"B-1" District Regulations
8B	"B-2" District Regulations
9	"C" District Regulations
10	"D" District Regulations
10A	"DE" District Regulations
10B	"DE-2" District Regulations
10C	"DE-3" District Regulations
10D	"RT-10" District Regulations
10E	"RT-20" District Regulations
10F	"RT-30" District Regulations
11	"E" District Regulations
11A	"E-1" District Regulations
11B	"E-2" District Regulations
11C	"E-3" District Regulations
12	"F" District Regulations
12A	"U" District Regulations
13	"G" District Regulations
13A	"G-1" District Regulations
13B	"G-2" District Regulations
13C	"G-3" District Regulations
13D	"G-4" District Regulations
14	"H" District Regulations
14A	"HH" District Regulations
15	"I" District Regulations
15A	"HI" District Regulations
15B	"CR" District Regulations
16	"J" District Regulations
16A	"JJ" District Regulations
16B	"J-3" District Regulations

THE ZONING ORDINANCE

CONTENTS

CONTENTS CONT'D.

Section No.	
17	"K" District Regulations
17A	"KK" District Regulations
17B	"L" District Regulations
17C	"M" District Regulations
18	Supplementary Requirements and Modifications
19	Converted Dwellings, Requirements
19A	Signs in Certain Area
19B	Special Requirements
19C	Repealed by By-law No. 79-277
20	Administration and Violation
21	Validity
22	Restricted Area By-laws Repealed
	Schedules

SECTION ONE

Title

SECTION TWO

Interpretation and Definitions

2. (2) A. (vi) Dwelling, two family shall mean a building comprising two self-contained Class A dwelling units, whether or not a private garage or other accessory building is attached to the same, and which may also contain such lodgers' rooms as may be permitted under the provisions of this By-law in the district in which it is situate, and shall include a pair of semi-detached single family dwellings. (8424/58) (10339/64) (81-27)

(vii) "Dwelling, three family" shall mean a building comprising three self-contained Class A dwelling units, whether or not a private garage or other accessory building is attached to the same, and which may also contain such lodgers' rooms as may be permitted under the provisions of this By-Law in the district in which it is situate; (81-27)

(viia) Repealed. (72-239) (7348/54) (8373/58)

(viib) "Dwelling, Townhouse", shall mean a building not more than one single-family dwelling unit in height, designed and constructed to contain not more than eight single-family dwelling units but not less than three single-family dwelling units attached to each other, side by side, in one row and in substantial harmony with each other, each of which dwelling units,

(a) has separate front and rear entrances or separate front and side entrances, and

(b) is joined on one or both sides by a party wall to another dwelling unit in the same row; (72-239) (72-285)

(viic) "Dwelling, Maisonette" shall mean a building not more than one single-family dwelling unit in height, designed to contain not more than sixteen single-family dwelling units, but not less than six single-family dwelling units, fully attached to each other, side by side, in two rows arranged back to back and in substantial harmony with each other, each of which dwelling units,

(a) has a separate front entrance, and

(b) is joined on one or both sides by a party wall to another dwelling unit in the same row, and

2. (2) A. (viic) (c) is joined by a common vertical back wall extending the length of the building. (72-239) (72-285)

(viid) "Dwelling, Street Townhouse" shall mean a townhouse dwelling,

(a) in which all single-family dwelling units front on a public street, and

(b) which do not share any yards, driveways, common open space and parking and manoeuvring space. (78-45)

(viii) "Dwelling, multiple" shall mean a building comprising four or more self-contained Class A dwelling units, whether or not a private garage or any other accessory building is attached except a building comprising a Townhouse Dwelling or a Maisonette Dwelling; (72-239)

(ix) "Dwelling unit" shall mean a Class A dwelling unit or a housekeeping dwelling unit, and shall include a single-family dwelling or any other separate living quarters for one family within a building, whether detached, semi-detached or attached; but shall not include a tent, or a cabin or trailer in a tourist camp or trailer camp, or a room or suite in an apartment hotel, tourist home, lodging house or other such premises; (7085/53) (81-27)

(a) "Class A dwelling unit" shall mean a dwelling unit having a kitchen, as well as such sanitary and sleeping accommodation as is required by law; and

(b) "Housekeeping dwelling unit" shall mean a dwelling unit without a kitchen, but with an alcove or space not enclosed on all sides by walls, intended or used for culinary purposes; (7085/53)

(x) "Hostel" shall mean and include every establishment in which men only or women only are harboured, received or lodged for hire for a single night or for less than a week at one time, except a hotel, tourist home, or private hospital;

(xi) * "Hotel" shall mean and include any hotel within the meaning of The Hotel Registration of Guests Act or The Liquor License Act, but shall not include a hostel, tourist home, or apartment hotel;

2. (2) A. (xi) (cont'd.) *Section 1 of The Hotel Registration of Guests Act defines "hotel" as follows:

"In this act, 'hotel' means a separate building or two or more connected buildings used mainly for the purpose of catering to the needs of the travelling public by the supply of food and also by the furnishing of sleeping accommodation of not less than six bedrooms as distinguished from any other building or connected buildings used mainly for the purpose of supplying food and lodging by the week or otherwise commonly known as 'boarding houses' or of furnishing living quarters for families and having a dining-room or restaurant commonly known as 'apartment houses' or 'private hotels'." (6996/52)

(xii) "lodging house" means a dwelling in which four or more persons are lodging for gain, with or without food and without separate cooking facilities, by the week or more than a week and which is licensed as a lodging house. (81-27)

(xiia) "Home for Elderly Persons" shall mean a multiple dwelling of at least six dwelling units used for living quarters for elderly persons and qualified to receive aid from the Province of Ontario under the Elderly Persons Housing Aid Act, Revised Statutes of Ontario, 1960, Chapter 117, or operated by or under the authority of the Ontario Housing Corporation. (10718/65)

(xiiaa) "residential care facility" means a fully detached residential building occupied wholly by a maximum number of supervised residents as permitted by a district, exclusive of staff, residing on the premises as a group because of social, emotional, mental or physical handicap or personal distress for the purpose of achieving well-being through either one or more programs of self-help, professional care, guidance, supervision not otherwise beneficially available within the resident's own family or if the resident were residing on the premises where,

(a) the residents are referred to the facility by a hospital, court or government agency; or

(b) the facility received all or part of its non-capital funds from a government; or

2. (2) A. (xiiaa) (c) the facility is regulated by or supervised under any Federal or Provincial statute or a municipal by-law,

but does not include a foster home, sanitarium, nursing home or home for the aged; (81-27)

(xiiaaa) "short-term care facility" means a fully detached residential building occupied wholly by a maximum number of residents as permitted by a district, exclusive of staff or a part residential building occupied wholly as to the residential portion of the building by a maximum number of residents as permitted by a district, exclusive of staff, who individually require immediate shelter and assistance for a period normally not exceeding two weeks where,

(a) the residents are referred to the facility by a hospital, court or government agency; or

(b) the facility received all or part of its non-capital funds from a government; or

(c) the facility is regulated by or supervised under any Federal or Provincial statute or a municipal by-law,

but does not include a foster home, sanitarium, nursing home or home for the aged. (81-27)

(xiiab) Student Residence shall mean a building used for the purpose of accommodating students in dwelling units or other separate quarters and erected under the provisions of the National Housing Act, provided that such building may include common areas and cooking and dining facilities. (68-327)

(xiii) "Summer camp" shall mean a summer camp licensed as such by the Department of Health for Ontario;

(xiv) "Tourist home" shall mean a dwelling in which men and women are harboured, received or lodged for hire for a single night or for less than a week at one time, except a hotel or private hospital;

2. (2) A. (xv) *"Tourist camp" shall mean a tourist camp within the meaning of the licensing provisions of The Municipal Act;

*Section 413(12) of The Municipal Act defines "tourist camp" as follows:

"'Tourist camp' includes auto camp and any parcel of land or premises equipped with cabins used or maintained for the accommodation of the public, and any parcel of land or premises used or maintained as a camping or parking ground for the public whether or not a fee or charge is paid or made for the rental or use thereof." (6996/52)

(xvi) *"Trailer camp" shall mean a trailer camp within the meaning of the licencing provisions of The Municipal Act;

* Section 413(12) of The Municipal Act defines "trailer camp" as follows:

"'Trailer camp' means land in or upon which any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, is placed, located, kept or maintained, notwithstanding that such vehicle is jacked-up or that its running-gear is removed, but not including any vehicle unless it is used for the living, sleeping or eating accommodation of persons therein." (6996/52)

2. (2) B. (ii) (cont'd) "'Day nursery' means any institution, agency or place, where known as a day nursery, nursery school, kindergarten, play school, or under any other name, which for compensation or otherwise receives for temporary custody on a daily or hourly basis with or without stated educational purpose, during part or all of the day, apart from the parents, more than three children under seven years of age and not attending the first grade of school and not of common parentage, but does not include a nursery school or kindergarten conducted as part of a public or separate school under The Public Schools Act or The Separate Schools Act." (6996/52)

(iia) "foster home" means a home, other than the home of the child's parent, in which a child is placed for care and supervision but not for the purposes of adoption; (81-27)

(iib) "home for the aged" means a home for the aged established and maintained under The Homes For The Aged and Rest Homes Act or any successor thereto or a rest home established and maintained under the said Act; (81-27)

(iii) (8696/59) Repealed. (81-27)

(iv) "nursing home: means any premises maintained and operated for persons requiring nursing care or in which such care is provided to two or more unrelated persons, but does not include any premises falling under the jurisdiction of,

(a) The Charitable Institutions Act;

(b) The Children's Boarding Homes Act;

(c) The Children's Mental Health Centres Act;

(d) The Homes for the Aged and Rest Homes Act;

(e) The Mental Hospitals Act;

(f) The Private Hospitals Act; or

(g) The Public Hospitals Act. (8696/59) (81-27)

2. (2) B. "Institutional" shall mean designed, adapted or used for medical, surgical, charitable or other treatment or care of persons, or for detaining persons for correctional, disciplinary or other purpose, and shall include a children's residence, a home for the aged, a monastery, nunnery or religious retreat, a gaol, reformatory or training school, and all other such uses; (81-27)

(i) "children's residence" means all or any part of a building or buildings in which three or more children not of common parentage reside away from the home of their parents or guardians primarily for the purpose of receiving residential care, and includes a foster home or any other home or institution in which three or more children not of common parentage reside and that is supervised or operated by a children's aid society under The Child Welfare Act, 1978, whether or not the children are Crown wards or wards of the society, but does not include,

(a) a house that is licensed under The Private Hospitals Act;

(b) a day nursery within the means of The Day Nurseries Act, 1978;

*(c) a summer camp under The Public Health Act;

(d) a home for special care under The Homes for Special Care Act;

*(e) part of a public school, separate school, private school or a school for trainable retarded children under The Education Act, 1974;

(f) a hostel intended for short-term accommodation; or

(g) a hospital that is in receipt of financial aid from the Province of Ontario. (6996/52) (81-27)

(ii) *"Day Nursery" shall mean a day nursery to which The Day Nurseries Act applies;

*Section 1(a) of The Day Nursery Act defines "day nursery" as follows:

2. (2) B. (v) 'Private hospital' means a house in which four or more patients are or may be admitted for treatment, other than, (8696/59)

(a) a hospital or other establishment or institution supported in whole or in part by provincial aid,

(b) an institution in respect of which a licence under The Private Sanitaria Act is in force,

(c) an institution for the reclamation and cure of habitual drunkards established under The Municipal Act,

(d) a house registered under The Maternity Boarding Houses Act,

(e) a lodging house licensed under a municipal by-law;

(vi) 'Public Hospital' means a hospital approved as a public hospital under The Public Hospitals Act, 1957; (8696/59)

(vii) 'Sanitarium' means and includes

(a) a mental hospital,

(b) an institution in respect of which a licence under The Private Sanitaria Act is in force, or which requires a licence under the said Act,

(c) (8696/59) Repealed. (81-27).

(d) (8696/59) Repealed. (81-27).

PUBLIC USES

2. (2) C. "Public" shall mean designed, adapted or used for civic, political, religious, educational, social or recreational purposes, or for local or other governmental or other such public use, not including a liquor store or any commercial or other non-public purpose, and shall include a defense project, police station, fire station, waterworks, street, alley, a school other than a commercial school, a church, public park, fairground, playground, bowling green, tennis court, public library, museum, art gallery, observatory, community centre, cemetery, mausoleum or other such public use whether publicly operated or not, but shall not include a miniature golf course or other use of a kind customarily carried on as a business, whether publicly operated or not;

2. (2) C. (i) "Alley" shall mean a public or private way which affords only a secondary means of access to abutting properties;

(ii) "Fairground" or "Exhibition Ground" shall mean any parcel of land used for the purposes of a fair or exhibition pursuant to The Agricultural Societies Act, or for the purposes of any other fair or exhibition of any organization receiving provincial aid or aid from the city corporation for such purposes;

(iii) "Street" shall mean a public highway or a private way, which affords the principal means of access to abutting properties;

2. (2) D. "Commercial" shall mean designed, adapted or used for commercial purposes as distinguished from purposes of manufacturing, construction, mining or farming industry, and shall include a business office, professional office, laboratory, bank, commercial school, retail store, restaurant, place of amusement, an auctioneer's premises, public garage, dry cleaning establishment, custom tailor's shop, undertaker's establishment and all other such petty trades or businesses, a contractor's yard, salvage yard, grain elevator, fuel supply yard, lumber yard, frosted food locker plant and any other such commercial use except a lodging house, hotel, or other such residential or other use, and shall also include any billboard, roof sign, over-hanging sign or other sign or notice except an announcement sign of a public or an institutional use, or one exempted from the operation of this By-law as a public sign by section 3; and 'Commercial District' means and includes any E1, F, G, G1, G2, G4, H, HH, I or HI District; (9438/61) (81-27)

(i) "Automobile Service Station" shall mean a public garage where gasoline or oil is kept for sale and where only minor or running repairs essential to the actual operation of motor vehicles may also be performed, and where grease, anti-freeze, tires, spark plugs and other automobile accessories may also be sold, and where motor vehicles may also be oiled, greased or have their ignition adjusted or their batteries charged, but where no other activities of a public garage are carried on and where no car wash operations are carried on. (72-224) (74-44) (76-40)

(ii) "Garage, public" shall mean a building or portion thereof used for the housing or care of motor-driven vehicles other than care by way of car wash, or where motor-driven vehicles are equipped for operation, repaired or kept for remuneration, hire or sale, or land upon which motor-driven vehicles are parked for a charge, or displayed for sale, or any other establish-ment subject to licence as a public garage, but shall not include a private garage. (72-224) (74-44) (76-40)

(iii) "Garage, storage" shall mean a building or portion thereof used for housing only, of motor-driven vehicles pursuant to previous arrangements and not to transients, and where fuels and lubricants are not sold, and motor-driven vehicles are not equipped for operation, repaired, hired or sold;

2. (2) D. (iv) "Parking lot, public" shall mean an open area, other than a public thoroughfare, used for the temporary parking of more than four motor-driven vehicles and available for the use of the public, whether free, for compensation or as an accommodation for clients or customers;

(iva) "Penny Arcade" shall mean an establishment in which are situate coin operated amusement machines including pinball machines. (76-335)

(ivb) "Restaurant" shall mean any building or premises where food is prepared and offered for sale for immediate consumption therein or elsewhere, and shall include those premises for which either a Dining Room Licence or Dining Lounge Licence has been issued under The Liquor Licence Act, 1975, but shall not include any building or portion thereof where drink or pre-packed food requiring no further preparation is offered for sale. (78-184) (80-210)

(v) "School, commercial" shall mean and include a barbers' college, beauticians' school, business college, commercial gymnasium, art school, dancing school, music school and every such enterprise carried on as a business, or which does not enjoy exemption from municipal taxation as a school or seminary of learning;

(vi) "Stable, commercial" shall mean any stable other than a private stable;

(vii) "Tavern" shall mean an establishment which has been reclassified as a "tavern" under The Liquor Licence Act, 1975, and shall include those premises for which an Entertainment Lounge Licence, a Lounge Licence, Patio Licence, or a Public House Licence has been issued under The Liquor Licence Act, 1975. (80-210)

2. (2) E. "Industrial" shall mean designed, adapted or used for purposes of "manufacturing industry" within the scope and meaning of the reports of The Dominion Bureau of Statistics on Manufacturing Industries in Canada, published in the year A.D. 1948, and the various classes or kinds of Industrial uses may be known and referred to by the name of the principal component material of the major product in accordance also with the said reports, as follows, namely;

1. Vegetable Products;
2. Animal Products;
3. Textiles and Textile Products;
4. Wood and Paper Products;
5. Iron and Steel and Their Products;
6. Manufactures of the Non-Ferrous Metals;
7. Manufactures of the Non-Metallic Minerals;
8. Chemicals and Allied Products; and
9. Miscellaneous Products;

and 'Industrial District' means and includes a J, JJ, J3, K, KK, M-11, M-12, M-13, M-14, or M-15 District (9438/61) (9907/62) (77-277)

VEGETABLE PRODUCTS

(i) "Bakery" shall mean a factory used for producing, mixing, compounding or baking bread, biscuits, buns, cakes, pies, ice-cream cones or other bakery product of which flour or meal is the principal ingredient, but shall not be deemed to include a restaurant or other premises where any such product is made only for consumption on the premises;

(ii) "Candy Kitchen" shall mean a factory used for the manufacture or processing of candy, chewing gum, chocolates or other confectionery;

(iii) "Canning factory" shall mean a factory used for the making of jams or jellies, or for the preserving or canning of fruits or vegetables, and shall include a pickle factory, a fruit or vegetable dehydrating plant, and a plant for the fast-freezing of fruits or vegetables;

(iv) "Miscellaneous Vegetable Food Products Factory" shall mean and include any factory used for the blending, processing or preparing of corn flakes, puffed wheat, popcorn or other such cereal food

2 (2) E. (iv) (cont'd.) product, or jelly powder, baking powder, flavouring extract, beverage powder, tea, coffee, spice, yeast, sugar, dextrine, starch, glucose or other vegetable food product, but not including a brewery, distillery, winery, soft drink bottling works, bakery or other use otherwise classified.

ANIMAL PRODUCTS

(v) "Dairy Products Plant" shall mean and include a creamery, a cheese or butter factory, condensed or powdered milk factory, ice cream factory, a milk pasteurization and bottling plant, a milk or cream shipping or receiving station, and any other such use;

(vi) "Meat Products Plant" shall mean a canned meat factory, sausage factory, meat processing plant and any other factory for the cooking, curing, smoking or other processing or packing of meat, poultry or eggs, but shall not include a fowl-killing establishment, slaughter house, animal by-products plant or any use which may be an offensive manufacture within the meaning of The Public Health Act or regulations thereunder;

(vii) "Animal by-product plant" shall mean and include a gelatine or glue factory, a bone-meal factory, organic fertilizer plant, tallow-rendering or other reducing or rendering plant, and any other plant or premises used for any such purpose;

TEXTILES AND TEXTILE PRODUCTS

(viii) "Textile factory" shall mean and include any mill, shoddy mill or other factory for the manufacture or processing of cotton yarn, thread, cloth or waste, woolen yarn, felt, cloth or waste, blankets, curtains, carpets, rugs or mats, hats, hosiery, knitted goods, garments or other clothing, tents, awnings, sails or parachutes, cordage, rope or twine, cotton or jute bags, and any other articles usually manufactured by the needle trades, including silk or synthetic yarn products, but not including the manufacture of rayon or other synthetic yarn or material.

2. (2) E. (ix) "Paper Products Factory" shall mean a factory used for the manufacture of paper boxes, bags, drinking cups, sales books or excelsior, or of corrugated paper products or other papeteries, including building paper, asphalt composition roofing and saturated paper, but not including a rag mill, paper mill, pulp mill or shoddy mill;

(x) "Wood Products Factory" shall mean a factory used for the manufacture of barrels, baskets, boats, boxes, coffins, crates, doors, excelsior, flooring, furniture, pressed pulp products, spools, wagons or other wood products but shall not include a wood distillation plant or other use otherwise classified, or a sawmill or planing mill save one permitted as accessory to a wood-products factory;

(xi) "Printing Establishment" shall mean an establishment used for blueprinting, engraving, stereotyping, electro-typing, printing or typesetting, and shall include a duplicating shop and a letter-shop;

IRON AND STEEL AND THEIR PRODUCTS, AND MANUFACTURES OF THE NON-FERROUS METALS

(xii) "Primary Metals Plant" shall mean a smelter, blast furnace, cupola, foundry, mill or other factory used for the production of primary iron or steel, including pig-iron, ferro-alloys and rolled products, or of babbitt metal or other primary non-ferrous metals;

(xiii) "Metal Products Factory" shall mean a factory used for forging, rolling, stamping or drawing (either cold or hot), casting, fabricating, grinding, turning, machining, heat-treating, galvanizing, plating, coating or other fabrication or processing of structural steel, boilers, tanks, drums or cans, machines, motors or large parts, including railway, automotive, agricultural or electrical equipment, hardware or tools, other ferrous or ferro-alloy metal products, aluminum products, brass or copper products, white metal alloy products, bronze powder or other non-ferrous or non-ferrous alloy metal products, and shall include a die and casting factory, premises used for the making of sand castings, an industrial welding shop and a railway rolling stock repair shop;

2. (2) E. (xiv) "Small Metal Wares Factory" shall mean a metal products factory that is used only for the forming, stamping, spinning, machining, buffing, plating, coating or other such fabrication or processing of ferrous or non-ferrous small wares or small parts, including cutlery, flat-ware, hollow-ware, small springs coat hangers, small auto parts, light carpenters' or garden hand-tools, light electrical equipment, jewelery or other such small wares or small parts of Iron and Steel and Their Products or of Manufactures of the Non-Ferrous Metals, but shall not include the manufacture of bronze powder or other similar grinding process, or a die and casting factory;

MANUFACTURES OF THE NON-METALLIC MINERALS

(xv) "Ceramics factory" shall mean a factory used for the bonding and firing of bricks, tile, earthenware, glassware, abrasive products or other such manufactures of the non-metallic minerals, but shall not include any manufacture of cement blocks, nor of artificial abrasive, whether complementary or not, nor any clay pit or other mining use;

CHEMICALS AND ALLIED PRODUCTS

(xvi) "Pharmaceuticals factory" shall mean a factory used for the manufacture of perfumes, cosmetics, toilet preparations, deodorants, soaps or cleaning compounds, disinfectants, insecticides, poisons that are manufactured and packaged for medical or pharmaceutical purposes only, or bleaches other than chlorine bleaches;

(xvii) "Distillation plant" shall mean any plant or premises used for the distillation of bones, wood, tar, petroleum or of any of their products;

MINING USES

F. "Quarry" shall mean any pit, quarry or excavation made for the purpose of searching for or removal of any soil, earth, clay, marl, sand, gravel, limestone, marble or other such non-metallic mineral, but shall not include an oil well or salt mine;

2. (2) G. "Farming" shall mean forestry, fallow, field crops, fruit farming, horticulture, dairying, pasturage, animal husbandry, poultry or bee-keeping, or any other farming use, including the packing, treating or storing of produce of the premises, and other accessory uses, and shall also include a rural fruit or vegetable packing, grading or shipping plant whether accessory or not, and a rural seed-cleaning plant whether accessory or not, provided that in the case of a seed-cleaning plant the escape of dust is effectually minimized by mechanical means suitable for the purposes; (7085/53)

MISCELLANEOUS USE DEFINITIONS

H. (i) "Accessory" shall mean normally and customarily incidental, subordinate and exclusively devoted to a principal use, building or structure, and located on the same lot therewith;

(ia) "Amenity area" means an area on the same lot accessory to a residential use, including, (73-233)

(a) patios and balconies accessory to dwelling units; and

(b) communal areas such as swimming pools, lounges, recreation areas and landscaping; (73-233)

(ib) "Communal area" means an area exclusively devoted and common to and for the dwelling units comprised in a residential use. (73-233)

(ii) "Garage, private" shall mean a garage appurtenant to a dwelling or multiple dwelling, either detached or attached to the same, used only for the housing of passenger automobiles of the occupants of the premises, and wherein there is provided storage space for not more than one passenger automobile for each dwelling unit of the dwelling or multiple dwelling to which said garage is appurtenant, plus storage space for not more than two additional passenger automobiles added to the total; (6902/52)

2. (2) H. (ii) (cont'd.) Provided that the keeping in a private garage of a commercial vehicle or motor vehicle of a capacity of not more than one-half tonne (0.55 ton) by the driver of the same who resides in the premises to which such private garage is appurtenant, shall not be deemed to take such private garage out of the scope of this definition. (7085/53) (80-049)

(iii) "Home Occupation" shall mean any incidental and secondary use carried on for remuneration entirely within a dwelling unit by members of a family residing in the dwelling unit as their principal place of residence, that does not change the character of the dwelling unit where,

(a) no goods, wares or merchandise or any personal property is kept for sale, offered for sale or sold upon the premises except such goods, wares or merchandise or any personal property that is produced on the premises and;

(b) there is no sign or notice posted on the premises except one unlighted name plate having an area of not more than 0.2 square metres, attached to and as nearly as practicable flush with a wall of the building; and

(c) there is no display to indicate to persons outside the premises that any part of the premises is being used for any purpose other than that of a dwelling; and

(d) no materials, equipment or finished or unfinished goods, wares or merchandise is stored outside of the dwelling or a dwelling unit; and

(e) any part of the basement or cellar and not more than 15% of the habitable floor area of the dwelling unit are used for the following purposes:

1. The incidental and secondary use.

2. The storage of materials, equipment or finished or unfinished goods, wares or merchandise; and

(f) no mechanical or other equipment is used or kept on the premises except as is customarily employed in dwellings for hobbies, domestic or household purposes or for any purpose normal to, or reasonably consistent with, the use of the building as a dwelling; and

2. (2) H. (iii) (cont'd) (g) no noise, vibration, fumes, odour or dust is emitted to the environment outside of the building,

but does not include an incidental and secondary use that consists of,

(h) hairdressing;

(i) barbering;

(j) motor vehicle repairs, auto body repairing and painting of motor vehicles;

(k) keeping of scrap and salvage material. (6902/52) (81-20)

(iv) "Loading space" shall mean a space provided or used for the purpose of loading or unloading goods, wares, merchandise or materials, and which is appurtenant to any building, structure or parcel of land, and is not upon or partly upon any street or alley but is accessible thereto;

(iv) (a) "Parcel" shall mean a tract of land shown on a plot plan and designated for a particular building, structure or use in a district where the requirement of a lot has been dispensed with. (67-278) (68-164)

(v) "Parking space" means a space enclosed in a principal building or in an accessory building, or unenclosed, sufficient in size to accommodate one ordinary automobile, and having, except where otherwise specified in this By-Law, a minimum width of at least 2.7 metres (8.86 feet) and a minimum length of a least 6.0 metres (19.69 feet). (7977/59) (8203/58) (79-288) (80-049)

(vi) "Place of assembly" shall mean a parcel of land or a building or structure or part therof designed, adapted or used for purposes of assembly, where persons may congregate for civic, political, religious, educational, social, recreational, amusement, or dining purposes in any one or more places, rooms or enclosures, and whether or not seating accommodation is provided, and shall include:- (6692/51)

(a) a court room,

(b) a church or Sunday school,

2. (2) H. (vi) (c) a library, museum, art gallery or community centre,

(d) a lecture room or rooms, concert hall, auditorium or other such room or rooms of any school, college or university,

(e) a bathing beach, swimming pool, fairground, recreation pier, amusement park, stadium, grandstand or arena,

(f) a railway station, bus terminal or aerodrome,

(g) a club, lodge, trade union hall or assembly hall,

(h) a theatre or motion picture theatre, dance hall, bowling alley or billiard room,

(j) a restaurant or tavern; and

(k) any other such premises;

Provided, however, that any such premises having lawful accommodation for no more than sixty persons in the establishment shall not be included in this definition; (6692/51)

(via) "Privacy Area" means an open area,

(a) on the same lot and accessory to a single-family dwelling unit, access to which area is provided and maintained through a doorway to a habitable room, and

(b) that is separate from and not included with walkways, play areas or any other communal area. (72-239) (78-45) (79-288)

(vib) (78-104) Repealed. (78-183)

(vid) sanitary transfer station includes,

(i) the receiving, storage, compaction and baling of refuse in preparation for transfer elsewhere; and

(ii) the processing of refuse for resource recovery purposes. (79-33)

(vie) "sign, business identification" shall mean a sign identifying a business operated on a lot, displaying only one or more of the following content:

2. (2) H. (vie) (cont'd)

1. The name of the business.

2. The registered trademark of the business.

3. The ownership of the business.

4. The name of the activity, product or service available on the premises. (81-30)

(vif) "sign, shopping centre identification" shall mean a sign identifying a shopping centre operated on a lot, displaying only one or more of the following content:

1. The name of the shopping centre.

2. The registered trademark of the shopping centre. (81-30)

(vig) "sign, third party" shall mean a sign that directs attention to,

(a) a business, service or entertainment that is conducted, sold or offered for sale or otherwise, elsewhere than on the premises;

(b) one or more goods, wares or merchandise or any personal property. (81-30)

(vii) "Stable, private" shall mean a stable upon premises used for farming purposes, and housing only horses which are used for such purposes on the premises, or shall mean a detached building appurtenant to a dwelling and used for the housing of not more than four horses of the occupants of the premises, and none of which animals are used for delivery or other commercial purposes;

(a) For the purpose of this definition, "horse" shall include a mare, mule, donkey or pony;

(viia) "swimming pool, above ground" means an accessory building, structure, basin chamber or tank containing an artificial body of water for swimming, diving or recreational bathing extending above grade. (75-86)

2. (2) H. (viib) "swimming pool, inground" means an accessory building, structure, basin chamber or tank containing an artificial body of water for swimming, diving or recreational bathing extending not more than 0.5 metres (1.64 feet) above existing grade. (75-86) (79-288) (80-049)

(viic) "Storage space" shall mean an area having a width of at least 3.0 metres (9.84 feet) and a depth of at least 2.0 metres (6.56 feet) that is appurtenant to a required loading space; (78-265) (79-288) (80-049)

(viii) "Use, non-conforming" shall mean that use to which any land, building or structure was lawfully put on the day this By-law or any applicable amendment was passed, and which does not conform with the requirements of this By-law for the district in which such land, building or structure is situate;

(1a) "car wash, manual," shall mean a vehicle wash wherein the motor vehicle does not move during washing or is washed only manually by a person but without insertion of a coin into a vending machine or recepticle to commence or continue the washing process. (72-244) (76-40)

(1b) "car wash, mechanical," shall mean a vehicle wash wherein the vehicle is driven or towed into the washing bay and does not move during any one or more phases of the washing process and is washed by equipment that is stationary or moves about the vehicle, but without the insertion of a coin into a vending machine or recepticle to commence or continue the washing process. (72-244) (76-40)

(1c) "car wash, coin-operated," shall mean a vehicle wash wherein the vehicle is washed either manually or mechanically only upon the insertion of a coin in a vending machine or recepticle to commence or continue the washing process. (72-244) (76-40)

(1d) "car wash, high-speed mechanical," shall mean a vehicle wash wherein the vehicle is moved by, on or along a conveyor system during different phases of the washing process. (72-244) (76-40)

2. (2) J. (i) "Alter", "altered" or "alteration" shall refer to and mean and include any alteration in a bearing wall or partition, column, beam, girder, or other supporting member of a building or structure, or any increase in the area or cubic contents of a building or structure;

(ia) "Angle of light obstruction" means an acute angle formed from the horizontal by a line extending from the centre of the street at grade at a right angle to the centre line of the street or to a tangent to the centre line of a curved street over a lot abutting on such street and touching a building or structure thereon without intersecting it; (10379/64)

(ib) "Average angle of light obstruction" means that angle which is obtained by multiplying each different angle of light obstruction by the length of the building frontage over which it occurs, and dividing the sum of these products by the total building frontage on that street; and, in such computation, where any angle of light obstruction is less than 20 degrees it shall be considered as 20 degrees, but where any section of a height which is uniform along the street frontage has an angle of light obstruction less than the average permitted and has a frontage of less than 6.0 metres (19.69 feet), the same shall not be included in such computation to reduce the average; (10379/64) (79-288) (80-049)

(ii) "Basement" means a storey which is partly below adjacent ground but which is not more than one-half of the clear height from the top of its floor to the underside of its finished ceiling below the adjacent ground. (70-372)

(iii) "Cellar" means that portion of building which is partly below adjacent ground but which has more than one-half of the clear height from the top of its floor to the underside of its finished ceiling below adjacent ground. (70-372)

(iv) "Curb-level" shall mean the elevation of any highway or part of a highway as fixed by the city engineer;

2. (2) J. (v) "Depth" with reference to a lot, shall mean the mean horizontal distance between the front lot line and the rear lot line, except in the case of a through lot, when it shall mean the mean horizontal depth of the lot;

- and with reference to a front yard or rear yard shall mean the least horizontal distance between the front lot line and the main building or structure, or between the rear lot line and the main building or structure, respectively, disregarding entrance steps and unenclosed porches; (8646/59)

- and in computing the required depth of a rear yard abutting upon an alley which is a public highway, the depth of the rear yard may be measured from the centre line of the alley; (8414/58)

- and in the case of an irregular, triangular or gore-shaped lot, the average depth of the rear yard may be considered as the depth, provided, where the rear yard has the least actual depth, that there is an actual depth of at least 3.0 metres (9.84 feet) or half the required depth, whichever is the greater; (79-288) (80-049)

(vi) "Existing" shall mean existing as of the date of the passing of any applicable provision of this By-Law;

(vii) "Family" shall mean a person or a group of two or more persons occupying premises and living as a single housekeeping unit, whether or not related to each other by blood or marriage, and shall include bona fide domestic servants employed as such on the premises, but not any lodger; as distinguished from a person or group of persons occupying a room or suite in a hotel, hostel or lodging house; (81-27)

2. (2) J. (viii) "Grade" with reference to the height of a building or structure, wherever curb-level has been established, shall mean the elevation of curb level opposite the highest point of the building or structure, on a line perpendicular to the street line, or, wherever curb-level has not been established, or wherever the mean elevation of the ground adjoining the building or structure on all sides and within 4.5 metres (14.76 feet) of it is higher than curb-level opposite the highest point of the building or structure, then grade shall mean the mean elevation of all the ground adjoining the building or structure and within 4.5 metres (14.76 feet) of it, (79-288) (80-049)

Provided, however, that wherever a lot other than a corner lot abuts upon two or more streets having different elevations opposite the lot, the higher of such elevations shall be considered as grade for only half of the depth of the building or for a depth of 36.0 metres (118.11 feet) measured perpendicularly from the street line of the higher street, whichever is the lesser distance, (79-288)

And provided further, that with reference to the height of a building or structure on a corner lot, grade shall mean the average elevation of the curb levels opposite the building or structure on the two streets, or the mean elevation of all the ground adjoining the building or structure and within 4.5 metres (14.76 feet) of it; (79-288)

(viiia) "Gross Floor Area" with reference to the maximum permissible floor area of a building or structure in relation to the area of the lot on which it is situate means the aggregate of the areas of the building or structure at each storey, including mezzanine floors and a basement but not a cellar or sub-cellar;

Provided that the following may be deducted for the purpose of determining the gross floor area permissible under the provisions of this By-Law, namely:

(i) floor area occupied by boiler rooms, air-conditioning equipment rooms, elevator shafts, machinery rooms and other building plant equipment rooms except laundry rooms and storage rooms;

2. (2) J. (viiia) (cont'd) (ii) chimney shafts, garbage chutes and pipe shafts;

(iii) parking spaces, access driveways and manoeuvring space; and

(iv) all floor area of halls, corridors and stairwells beyond the minimum area required by law;

and in calculating such deductions, measurements shall be to the centre of interior walls or partitions, and to the outside of exterior walls, except in the case of chimneys and elevator shafts, when the whole area of the walls shall be included in the calculation of area to be deducted; (8329/58, 9451/61, 9932/63)

(viiib) "Habitable Room" means any room of a residential building or an institutional building, used or capable of being used by one or more persons for living, eating or sleeping, or as a kitchen serving a dwelling unit; but does not include a bathroom, water-closet compartment, laundry, serving or storage pantry, corridor, cellar or other space not for use frequently or during extended periods. (9451/61)

(ix) "Height" with reference to a structure, shall mean the vertical distance from grade to the top of same, and in the case of a structure upon a building, it shall also mean the vertical distance from grade to the top of the structure.

- with reference to a building, it shall mean the vertical distance from grade to the highest point of same, including a penthouse or other such building or portion of a building designed, adapted or used as such, but not including a chimney, smokestack, fire wall, parapet wall, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna or any other such requisite appurtenance, or a flagpole, display sign, ornamental figure or other such structure;

- with reference to a storey or to a cellar, it shall mean the vertical distance from the surface of the floor of same to the surface of the floor, roof-deck or ridge next above it;

2. (2) J. (ix) (cont'd) - and where the height is designated in terms of storeys, it shall mean the number of storeys, contained between the roof and the floor of the first storey. (78-258)

(x) "Hereafter" shall mean after the date of the passing of any applicable provision of this By-Law;

(xa) Landscaped area shall mean an area of land provided and maintained on the same lot on which the building or structure is situated, no part of which shall be other than: (76-148)

(A) fully and completely open and exposed to natural light and air and unobstructed above the surface, and, (76-148)

(B) used exclusively for scenic, recreational or like uses, and

(C) not less than 50% of which shall be natural earth comprised of the natural planting of grass lawns, trees, shrubs and flowers in such manner as to establish and enhance the beautification of the landscaped area and any building or structure on the same lot,

but shall not include area used for parking space, manoeuvring space, access or egress driveways or any other vehicular purpose of any kind, nor any area occupied by an accessory building, nor any open space beneath, within or on the roof of any building except where permitted in a District. (76-148)

(xi) "Lot" shall mean a parcel of land the boundaries of which are described in accordance with a registered conveyance or conveyances, occupied, or to be occupied by a building, structure, a group of buildings or structures, or of buildings or structures in a single establishment, or a use together with any accessory building, structure or use, and including all yards and open spaces required by this By-Law and shall include a Lot of Record; (9776/62)

(xii) "Lot-line" shall mean any boundary line of a lot;

2. (2) J. (xiii) "Lot line front" with reference to an interior lot shall mean the boundary line along the street; with reference to a corner lot shall mean either of the boundary lines along a street at the option of the owner, provided that where one of such boundary lines along a street is chosen as the front lot line, the other shall be considered as a side lot line; and with reference to a through lot shall mean and include each of the two shorter boundary lines along streets; (9057/60)

(xiv) "Lot-line, rear" shall mean the lot line farthest from and opposite to the front lot line of any lot except a through lot;

(xv) "Lot-line, side" shall mean any lot line except a front lot line or a rear lot line;

(xvi) "Lot, corner" shall mean a lot situated at the intersection of and abutting upon two streets or upon two parts of the same street, the adjacent sides of which upon the street lines contain an angle of not more than one hundred and thirty-five degrees,

Provided that any portion of a corner lot distant more than 46.0 metres (150.92) feet from the corner, measured along the street line, shall not for the purpose of determining required yard space be deemed to be part of a corner lot, but of an interior lot, (8972/60) (79-288) (80-049)

NOTE: See s. 18 (3) (i) for lots on curved street lines.

(xvii) "Lot, interior" shall mean any lot except a corner lot;

(xviii) "Lot, through" shall mean an interior lot having separate frontages upon two streets which are parallel with each other or which run in nearly the same direction; (7535/55)

(xix) "Lot of Record" shall mean and include the following:

(1) a lot according to a plan of subdivision registered prior to the day of the passing of this by-law.; (10544/64)

2. (2) J. (xix) (cont'd)

(2) a lot, the conveyance or conveyances to the owner of which was or were registered prior to the day of passing of this by-law as long as the title thereto continues in a single ownership;

(3) a lot a part or parts of which has or have been conveyed to or acquired by The Corporation of the City of Hamilton, by Her Majesty in the right of Canada, and by Her Majesty in the right of Ontario.

Provided that for the purpose of this definition a plan of subdivision or a deed approved by the Planning Board for registration, prior to the day of the passing of this By-Law, shall be deemed to have been registered on the date such approval was given;

And Provided Further that the reference to "the day of the passing of this by-law" in sub-paragraphs (1) and (2) above, shall, with regard to those lands subsequently brought within the limits of the City of Hamilton by annexation or otherwise, be deemed to mean the day upon which the provisions of this by-law were first made applicable thereto;

And Provided Further that for the purposes of this definition "registered plan of subdivision" shall not be deemed to include any land within a registered plan of subdivision which has been designated as land to be deemed not to be within a registered plan of sub-division, by By-Law pursuant to the provisions of The Planning Act, unless the owner of such land does not have the fee or the equity of redemption in any land abutting the same. (7634/55) (10544/64)

(xx) "Storey" shall mean that portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor, roof deck or ridge next above it, except an attic storey:

2. (2) J. (xxi) "Storey, Attic" or "Storey, Half" shall mean that portion of a building situated within the roof or having its floor level not lower than 1.2 metres (3.94 feet) below the line where roof and outer walls meet, and having a roof not steeper than forty-five degrees above the horizontal; (79-288) (80-049)

(xxii) "Storey, First" shall mean the storey with its floor closest to grade and its ceiling more than 1.8 metres (5.90 feet) above grade. (78-258) (80-049)

(xxiii) "Street Line" shall mean any boundary line of a street;

(xxiv) "Tract of land" shall mean a parcel of land the boundaries of which are described in accordance with a regisistered conveyance or conveyances; (9776/62)

(xxv) "Width" with reference to a lot, except a lot referred to in subclause (xxva), shall mean the horizontal distance between the side lot lines measured at a depth of 9.0 metres (29.52 feet) from, and parallel to, the front lot line or from the chord of the front lot line. (8956/60) (9776/62) (78-234) (79-288) (80-049)

(xxva) "Width" with reference to a lot that is a corner lot where corner rounding or daylighting has occurred shall mean the horizontal distance between the side lot lines or between a side lot line and the tangent of the side lot line, measured at a depth of 9.0 metres (29.53 feet) from and parallel to the front lot line or to the extended tangent of the front lot line to where the tangent of the front lot line intersects the tangent of the side lot line. (78-234) (80-049)

(xxvb) "Width" with reference to a side yard shall mean the mean horizontal distance between a principal building and the side lot line. (78-234)

(xxvi) "Yard" shall mean an open, uncovered and unoccupied space, appurtenant to a building or structure and on the same lot therewith, and unobstructed either from the ground upward or in the case of a front yard, side yard or rear yard required only above a certain level, then unobstructed from that level upward. (8875/60) (9776/62)

2. (2) J. (xxvii) "Yard, front" shall mean a yard extending across the front of a lot from side lot line to side lot line, and from the front lot line to a principal building or structure, disregarding front steps and unenclosed entrance porches; (see Sec. 18 (3) (vi) (d)) (9776/62)

(xxviii) "Yard, rear" shall mean a yard extending across the rear of a lot, i.e., at the opposite end from the front lot line, from side lot line to side lot line, and from the rear lot line to a principal building or structure, disregarding rear steps and unenclosed entrance porches; (9776/62)

(xxix) "Yard, side" shall mean a yard between a side lot line and a main building, and extending from the front yard to the rear yard, except where there is no front yard or rear yard, in which case the front or rear boundary of a side yard shall be the front lot line or rear lot line, as the case may be; (9776/62)

K. MISCELLANEOUS DEFINITIONS, NON-TECHNICAL

2. (2) K. (i) "Building By-Law" shall mean and include any and every By-Law of the City of Hamilton regulating the erection or alteration of buildings;

(ii) "Building Commissioner" shall mean that city official who is charged with the duty of enforcing the building by-law;

(iii) "City Corporation" shall mean The Corporation of the City of Hamilton;

(iv) "Committee" shall mean the Committee of Adjustment for the hearing of applications for exemption from or modification of this By-Law as provided by statute;

(v) "Council" shall mean the council of The Corporation of the City of Hamilton;

(vi) "District" shall mean and include all those areas of the city as shown on the maps appended to and forming part of this By-Law, for which the requirements for the use of land, and the use, height and spacing of buildings and structures are uniform.

2. (3) For the purpose of subclause (xxv) of clause J of subsection 2,

(a) the depth of 9.0 metres (29.52 feet) shall be measured along a line that is at a right angle to the front lot line or to the chord of the front lot line; (78-234) (80-049)

(b) the chord of the front lot line is a straight line joining the two points where the side lot lines intersect the front lot line at the street extremities of the lot. (78-234)

(4) For the purpose of subclause (xxva) of clause J of subsection 2,

(a) the depth of 9.0 metres (29.52 feet) shall be measured along a line that is at a right angle to the front lot line or to the tangent of the front lot line. (78-234) (80-049)

(5) For the purpose of subclause (xxvb) of clause J of subsection 2,

(a) where a side yard abuts upon an alley which is a public highway, in computing the required width of a side yard abutting upon the alley, not more than one-half the width of the alley may be considered as a portion of the side yard to the extent necessary to abate the required width of the side yard by not more than one-half. (7085/53) (8414/58) (78-234)

(6) For the purpose of subclauses (xxv), (xxva) and (xxvb) of clause J of subsection 2,

(a) where the side wall of a building is not approximately parallel with the nearest side lot line, or where the side yard is irregular in shape, the average width of the side yard may be considered as the width, provided the narrowest part has an actual width of at least 0.9 metres (2.95 feet) or half the required width, whichever is the greater. (78-234 effective November 8, 1978) (80-049)

SECTION THREE

Application of By-Law

USES INCIDENTAL TO CONSTRUCTION

3. (3) (xxiii) A construction camp or other such temporary work camp of a contractor, on privately owned lands and incidental to, exclusively devoted to and necessary in connection with, work in process of being carried out by him, for so long only as is reasonably necessary, but this shall not include any commercial or industrial operation that it is not normally and reasonably necessary to carry on at the site of such work being carried out by the contractor as aforesaid; (9255/61)

(xxiv) A tool-shed, scaffold or other building or structure incidental to construction on the premises or adjoining premises, for so long only as the same is reasonably necessary for work in progress which has neither been finished nor abandoned; (9438/61)

(xxv) A sign incidental to construction on the premises, of an area of not more than 5.0 square metres (53.82 square feet); (without that limitation, not allowed anywhere) (79-288)

ACCESSORY AND INCIDENTAL USES

(xxvi) A watermain or sewer either maintained by or authorized by competent public authority;

(xxvii) A "No Trespassing" or other announcement sign other than an advertisement, if of an area of not more than 0.2 square metres (2.15 square feet); (without that limitation, not allowed anywhere) (79-288)

(xxviii) The growing of vegetables, fruits, flowers, shrubs or trees; or to

(xxix) Any accessory building, structure or use not contrary to law, save as otherwise provided or limited by this By-Law.

HEIGHT OF CERTAIN BUILDINGS AND STRUCTURES NOT RESTRICTED

(4) The provisions of this By-Law shall not apply to limit the height of any silo, windmill or other farm building or structure, or of any belfry or church spire, or of any ornamental dome, cupola, or clock tower, or communications transmitting and receiving antennae, tower or mast. (79-208)

JOINT SCHOOL-PARK SITE

3. (5) For the purpose of area requirements, intensity of use requirements and floor area ratio requirements, the lands of a Board of Education and of The Corporation of the City of Hamilton in a joint school-park site, shall be considered to comprise a single establishment. (10836/65)

SIGNS (Subject to Planning Dept. Approval)

(6) Signs located at the entrance of subdivisions showing the lay-out of the subdivision and the proposed land use in the surrounding area; (73-135)

(7) Signs located on a parcel or block of land proposed for multiple dwellings or commercial use showing the proposed multiple dwellings or commercial use. (73-135)

SECTION FOUR

Prohibited Uses

4. (1) The erection is hereby prohibited, of a building or structure for residential or commercial purposes on land where by reason of its low-lying, marshy or unstable character, the cost of construction of satisfactory waterworks, sewage or drainage facilities is prohibitive.

(2) Save as otherwise provided in Section 12 for summer camps, and in Section 15 for circuses and other like uses of a transient nature, the use of tents for human habitation or for business or other purposes is hereby prohibited.

Provided, however, that this provision shall not apply to prohibit the use of tents for children's play, or for picnics or other such temporary non-business purposes.

(3) (a) No building shall be erected or converted or used for residential purposes on any lot or tract of land on which any other building other than an accessory building has already been erected or converted, and no building other than an accessory building shall be erected or converted or used on any lot or tract of land on which a residential building has already been erected or converted, save where specifically permitted elsewhere in the by-law. (8035/57) (8605/59) (8670/59) (8956/60)

(b) The erection or conversion or use of a building for any residential or institutional purposes upon a lot or tract of land which does not for a distance of 4.5 metres (14.76 feet) abut upon a public highway of a width of at least 12.0 metres (39.37 feet) is hereby prohibited; (79-288) (80-049)

Provided that this provision shall not apply to:

(a) an eating establishment between a hotel or motel and the public highway; or (8670/59) (8956/60)

(b) any building or structure on any of the following public highways or private ways established and so used on the 29th day of March, 1960, namely;

	Name	Width
1.	Renfrew Avenue	5.08 m. (16.67 ft.)
2.	Woodland Avenue	4.57 m. (15 ft.)
3.	Dexter Avenue	6.1 m. (20 ft.)
4.	Wright's Lane	6.1 m. (20 ft.)
5.	Trafalgar Boulevard	6.1 m. (20 ft.)
6.	Turner's Lane	3.66 m. (12 ft.)
7.	Dynes Park	5.79 m. (19.0 ft.)

	Name	Width
4. (3) (cont'd)	8. Patterson Street	4.27 m. (14 ft.)
	9. Clarence Street	4.27 m. (14 ft.)
	10. Whitehern Place	4.27 m. (14 ft.)
	11. Hunter Place	10.97 m. (36 ft.)
	12. Wesanford Place	10.97 m. (36 ft.)
	13. Tecumseh Street	11.58 m. (38 ft.)
	14. Crooks Street	11.58 m. (38 ft.)
	15. Little Greig Street	10.97 m. (36 ft.)
	16. Nelson Street	8.53 m. (28 ft.)
	17. Richmond Street	10.67 m. (35 ft.)
	18. Hill Street	7.01 m. (23 ft.)
	19. Blanchard Street	3.05 m. (10 ft.)
	20. Fanning Street	3.66 m. (12 ft.)
	21. Bold Street	10.36 m. (34 ft.)
	22. Pearl Street South	6.71 m. (22 ft.)
	23. Tuckett Street	10.06 m. (33 ft.)
	24. Woodbine Crescent	10.06 m. (33 ft.)
	25. Spring Street	6.71 m. (22 ft.)
	26. Ford Street	9.14 m. (30 ft.)
	27. Patrick Street	11.58 m. (38 ft.)
	28. Beckley Street	10.06 m. (33 ft.)
	29. Sawyer Road	11.28 m. (37 ft.)
	30. Evans Street	7.62 m. (25 ft.)
	31. Radial Street	7.62 m. (25 ft.)
	32. Birch Avenue	10.97 m. (36 ft.)
	33. Beck Street	7.62 m. (25 ft.)
	34. Normajean Avenue	10.06m. (33 ft.)
	35. Holland Road	10.06m. (33 ft.)
	36. Courtland Avenue	10.06m. (33 ft.)
	37. Bull's Lane	9.45m. (31 ft.)
	38. Rosscliffe Drive	3.05m. (10 ft.)

(8956/60)

(4) The making or establishment of pits and quarries within the limits of the City of Hamilton is hereby prohibited, (9057/60)

NO VEHICULAR ACCESS TO COMMERCIAL, ETC., USES THROUGH RESIDENTIAL ZONE.

(5) No land in a Residential district shall be used for the purpose of vehicular access to any land in a Commercial district or Industrial district. (9405/61)

(6) No land subject to Sections 7, 7A, 8, 8A, 8B, 9 and 10 of By-law No. 6593 shall be used for the purpose of vehicular access to any land used for multiple dwellings, but excepting vehicular access to row dwellings established in accordance with Section 10(1) (iii). (69-59)

SECTION FIVE

Districts and Boundaries Thereof

SECTION FIVE - DISTRICTS AND BOUNDARIES THEREOF

5. (1) For the purpose of this By-law, the planning area of the City of Hamilton, including such portions of the bed of Hamilton Harbour as are hereinbefore in section 3 indicated, shall be divided into the following classes of districts or zones, namely:

A	districts,	(6593/50)	(71-327)
AA	districts,	(8320/58)	(71-327)
B	districts,	(6593/50)	(71-327)
B-1	districts,	(6949/52)	
B-2	districts,	(8791/59)	
C	districts,		
D	districts,		
DE	districts,	(8087/57)	
DE-2	districts,	(10307/64)	
DE-3	districts,	(10209/63)	
RT-10	districts,	(72-239)	(78-45)
RT-20	districts,	(72-239)	(78-45)
RT-30	districts,	(78-45)	
E	districts,		
E-1	districts,	(7176/53)	
E-2	districts,	(8319/58)	
E-3	districts,	(9451/61)	
F	districts,		
G	districts,		
G-1	districts,	(7389/54)	
G-2	districts,	(8329/58)	
G-3	districts,	(8987/60)	
G-4	districts,	(9058/60)	
H	districts,		
HH	districts,	(8320/58)	
I	districts,		
HI	districts,	(8769/59)	
CR-1	districts,	(73-233)	
CR-2	districts,	(73-233)	
CR-3	districts,	(73-233)	
J	districts,		
JJ	districts,	(8320/58)	
J-3	districts,	(9907/62)	
K	districts,		
KK	districts,	(8320/58)	
L	districts,	(71-318)	
M-11	districts,	(74-151)	
M-12	districts,	(74-151)	
M-13	districts,	(74-151)	
M-14	districts,	(74-151)	
M-15	districts,	(77-277)	
U	districts,	(67-278)	

5. (2) The extent and boundaries of all the said districts shall be as shown on the district maps hereunto annexed, comprising Sheets Numbers:- (6763/51)

E1, E2, E3, E4, E5, E6, E7, E8, E9, E9A, E9B, E9C, E9D, E9E

E10, E11, E12, E13, E14, E15, E16, E17, E18, E18A, E18B, E18C E18D, E18E

E19, E20, E21, E22, E23, E24, E25, E26, E27, E27A, E27B, E27C, E27D, E27E

E28, E29, E30, E31, E32, E33, E34, E35, E36, E37, E38, E38A, E38B, E38C, E38D, E38E

E39, E40, E41, E42, E43, E44, E45, E46, E47, E48, E49, E49A, E49B, E49C, E49D, E49E

E50, E51, E52, E53, E54, E55, E56, E57, E58, E59, E59A, E59B E59C, E59D, E59E

E60, E61, E62, E63, E64, E65, E66, E67, E68, E69, E69A, E69B, E69C, E69D, E69E

E70, E71, E72, E73, E74, E75, E76, E77, E78, E79, E79A, E79B, E79C, E79D, E79E

E80, E81, E82, E83, E84, E85, E86, E87, E88, E89, E89A E80A, E80B, E80C, E80D, E80E, E80F, E80G, E80H

E90, E91, E92, E93, E94, E95, E96, E97, E98, E99

E100, E101, E102, E103, E104, E105, E106, E107, E108

E111, E112, E113, E114, E115

E121, E122, E123, E124, E125

(6763/51) (6902/52) (7405/54) (8320/58) (8469/58) (9895/62) (72-169)

W1, W2, W3, W4, W5, W6, W7, W8, W9, W9A, W9B, W9C, W9D, W9E

W11, W12, W13, W14, W15, W16, W17, W17A, W17B, W17C, W17D, W17E

W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W27A, W27B, W27C, W27D, W27E

W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W37A, W37B, W37C, W37D, W37E

5. (2) (cont'd.) W38, W39, W40, W41, W42, W43, W43A, W43B, W43C W44, W45, W46, W47, W48,

W50, W51 and W52 (6763/51) (7405/54) (9895/62)

which maps, together with the notations, references and other information shown thereon, and the Key Map also attached hereto are hereby incorporated in and declared to form part of this By-law, in the same way as if described in words herein. (6763/51)

(3) The alphabetical symbols set forth in this Section may be used to refer to the kinds of buildings and structures, and the uses of buildings and structures, and of land, as permitted by this By-law in the said districts, and whenever in this By-law the word "district" is used, preceded by any of said symbols, the combination shall mean each and every area delineated on the district Map and designated thereon by the said symbol.

(4) Where any uncertainty exists as to the location of the boundary of any district as shown on the district Maps, the following rules shall apply:-

(a) Where a district boundary is indicated as following a street or alley, the boundary shall be the centre line of such street or alley;

(b) Where a district boundary is indicated as approximately following lot lines shown on a registered plan of subdivision, the boundary shall follow such lot lines;

(c) Where a district boundary is indicated as approximately parallel to any street line, and the distance from street line is not indicated, such district boundary shall be construed as being parallel to such street line, and the distance therefrom shall be according to the scale shown on the district Maps;

(d) Where the boundary of any district follows the shoreline of Hamilton Harbour, Cootes' Paradise or Lake Ontario, such boundary shall be deemed to include within the same at all times, all land to the water's edge, and all land covered with water, wherever any jetty, boathouse, pier or other building or structure is or is proposed to be erected.

(5) Whenever any street or alley or portion thereof is closed, or whenever any land included in any railway right-of-way shall cease to be used for railway purposes, the land formerly included in such street, alley or railway right-of-way shall thenceforward be deemed to be included within the district in which the same was until then situate, or, wherever any such street, alley or railway right-of-way was on a district boundary, then the land formerly included in any such street, alley or railway right-of way shall be deemed to be divided between the districts adjoining on either side, in such manner that the district boundary shall follow the centre line of such former street, alley or railway right-of way.

5. (6) By-law 9094/60 (Deleted by 9895/62)

SECTION SIX

General Provisions

SECTION SIX - GENERAL PROVISIONS

PROHIBITION AS TO USE

6. (1) Subject to the provisions of The Municipal Act, and save as hereinafter otherwise provided, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, in any district, for any purpose not in conformity with the requirements of this By-Law.

PROHIBITION AS TO HEIGHT

(2) No building or structure in any district shall be erected or altered so as to be not in conformity with the requirements of this By-Law as to height.

NO ENCROACHMENT UPON YARD AREAS

(3) The minimum yard and intensity of use requirements as indicated or set forth in this By-Law for any building or structure hereafter erected in any district shall not be encroached upon or considered as yard or intensity of use requirements for any other building or structure, nor shall any building or structure hereafter erected encroach for its yard or intensity of use requirements upon the yard or intensity of use of any other building or structure to such an extent that the yard or intensity of use of such other building or structure is thereby reduced below what the yard or intensity of use requirements would be for the same if it were a new building or structure.

YARDS OF EXISTING BUILDINGS, ETC.

Not to be Reduced Below Minimum Requirements

(4) No lot or tract of land shall be reduced in area, by alienation, building construction or otherwise, so as to make any yard, either of a building or structure hereafter erected or of an existing building or structure, less than as required for a building or structure hereafter erected, nor shall any lot or tract of land upon which an existing building or structure is situate, and which provides less than the yard requirements would be for such existing building or structure if it were one hereafter erected, be further reduced by building construction, alienation or otherwise, but this provision shall not be deemed to prohibit the sale of one

YARDS OF EXISTING BUILDINGS, ETC. (CONT'D.)
Not to be Reduced Below Minimum Requirements

6. (4) (cont'd) dwelling of a pair of semi-detached dwellings or of any dwelling of a row of attached dwellings, provided all the rooms of the same are lighted and ventilated from a yard upon the premises so sold, and from a street, (8835/59)

REQUIRED OPEN AREA NOT TO BE REDUCED

(4a) The required open area of any lot or tract of land upon which any building or structure is hereafter erected shall not be reduced by alienation, building construction or otherwise, so as to make any such open area less than that required by the provisions of this By-Law; nor shall any lot or tract of land upon which any existing building or structure is situate and which provides less than the open area requirements would be for such existing building or structure if it were one hereafter erected, be further reduced by alienation, building construction or otherwise; (10379/64)

ADD YARDS AND LOADING SPACES
UPON CHANGE OF USE

(5) For every building or structure hereafter erected or altered for, or changed to, a commercial or industrial use, there shall be provided yards and loading space in conformity with the requirements set forth in this By-Law pertaining to such commercial or industrial use.

PARKING SPACES UPON CHANGE OF USE

(6) For every building or structure hereafter erected or altered for, or changed to, a commercial purpose, or to the purpose of a place of assembly other than a church or Sunday School, there shall be provided parking spaces in conformity with the requirements set forth in this By-Law pertaining to such commercial use or place of assembly.

ZONING VERIFICATION CERTIFICATES
(Certificates of Occupancy)

(7) Any person may make application to the Building Commissioner for a zoning verification certificate, and every such certificate shall show the zoning designation of the lands in

6. (7) (cont'd) question, and whether or not the use or proposed use is permitted in the district in which the land is situate; by the provisions of the By-Law; and every such certificate shall also show, that it is not a certificate that any building or structure on the land complies with the provisions of the building and health by-laws for the purpose for which it is used or proposed to be used, or that a licence will be granted for such use. (6996/52) (9543/61)

(8) Parking spaces provided for a commercial use or a place of assembly but not located on the same lot as the principal use shall not by alienation, building construction or otherwise be reduced to a number fewer than would be required if the principal use were to be hereafter first established, nor shall the number of parking spaces provided for an existing commercial use or place of assembly being fewer than would be required if one of those uses were to be hereafter first established, be further reduced. (10088/63)

(9) No person shall be deemed to have contravened any provision of this By-Law by reason only of the fact that any part or parts of any lot or tract of land has or have been conveyed to or acquired by Her Majesty in the right of Canada, Her Majesty in the right of Ontario or by any municipality or county. (10544/64)

SECTION SEVEN

'A' Districts

(PERIMETER AGRICULTURAL AND RESIDENTIAL, ETC.)

SECTION SEVEN A

'AA' Districts

(AGRICULTURAL DISTRICT)

SECTION SEVEN A - "AA" DISTRICTS

(Agricultural District)

7A (1) Subject to the applicable provisions of Section 3, 18 and 19, in an "AA" District no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8320/58)

(a) as provided in clauses i and ii of Sub-section 1 of Section 8; (71-327)

(b) a public hospital in accordance with the provisions of paragraphs a, b, c and d of clause iii of Section 8; (71-327)

(bb) a children's residence. (8645/59) (81-27)

(c) as provided in clauses v, vi, vii, viii, ix, x and xi of subsection 1 of section 8; (71-327) (75-235)

(d) a booth in a public hospital for the sale of flowers, magazines, refreshments and comforts;

(e) as provided in clauses xiii, xv, xvi, and xvii of Sub-Section 1 of Section 8. (71-327)

(f) a district yard of the city corporation except that no such district yard shall be located within 244.0 metres (800.52 feet) of the boundary of any adjoining municipality. (67-201) (67-333) (79-288) (80-049)

(2) In an AA district, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height. (9141/60) (79-288) (80-049)

(3) The yards in an "AA" District shall be as provided in clauses i, ii and iii of subsection 3 of Section 7.

(4) Every lot or tract of land in an "AA" District shall have a width of at least 60.0 metres (196.85 feet) and an area of at least 12,000.0 square metres (2.97 acres), within the district. (8927/60) (8320/58) (79/288) (80-049)

AREA REQUIREMENTS

7. (3) (iii) a rear yard of a depth of at least 10.5 metres (34.45 feet). (79-288)

INTENSITY OF USE

(4) Every lot or tract of land in an "A" district shall have a width of at least 24.0 metres (78.74 feet) and an area of at least 1848.0 square metres (19,891.71 square feet), within the district, (8927/60) (71-327) (79-288)

SECTION SEVEN A - "AA" DISTRICTS

(Agricultural District)

7A (1) Subject to the applicable provisions of Section 3, 18 and 19, in an "AA" District no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8320/58)

(a) as provided in clauses i and ii of Sub-section 1 of Section 8; (71-327)

(b) a public hospital in accordance with the provisions of paragraphs a, b, c and d of clause iii of Section 8; (71-327)

(bb) a children's home; (8645/59)

(c) as provided in clauses v, vi, vii, viii, ix, x and xi of subsection 1 of section 8; (71-327) (75-235)

(d) a booth in a public hospital for the sale of flowers, magazines, refreshments and comforts;

(e) as provided in clauses xiii, xv, xvi, and xvii of Sub-Section 1 of Section 8. (71-327)

(f) a district yard of the city corporation except that no such district yard shall be located within 244.0 metres (800.52 feet) of the boundary of any adjoining municipality. (67-201) (67-333) (79-288)

(2) In an AA district, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height. (9141/60) (79-288)

(3) The yards in an "AA" District shall be as provided in clauses i, ii and iii of subsection 3 of Section 7.

(4) Every lot or tract of land in an "AA" District shall have a width of at least 60.0 metres (196.85 feet) and an area of at least 12,000.0 square metres (2.97 acres), within the district. (8927/60) (8320/58) (79/288)

SECTION EIGHT

'B' Districts

(SUBURBAN AGRICULTURE AND RESIDENTIAL, ETC.)

SECTION EIGHT - "B" DISTRICTS

(Suburban Agriculture and Residential, etc.)

Requirements as to Use

8. (1) Subject to the provisions of sections 3, 18 and 19, in a "B" district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely: (71-327)

RESIDENTIAL USES

(i) A single-family dwelling, together with the accommodation of lodgers to the number of not more than three; (71-327) (81-27)

(ii) A converted dwelling containing two Class A dwelling units only, and not used for accommodation for any lodger; (71-327) (81-27)

INSTITUTIONAL USES

(iii) A public hospital, private hospital, home for the aged, children's residence; (71-327) (81-27)

Provided that:

(a) It has sleeping accommodation for at least one hundred inmates,

(b) the lot on which same is situate has a horizontal area of at least 20,000.0 square metres (4.94 acres), (79-288) (80-049)

(c) at least ninety per cent of said area is unoccupied by any building or structure, and

(d) wherever any lands adjoining or any lands immediately opposite on the other side of any highway upon which the hospital lands abut, are in a residential district, every building and structure shall be either at least 30.0 metres (98.43 feet) from the nearest lot line, or at least 1.0 metre (3.28 feet) for every 0.5 metre (1.64 feet) of height of the building or structure, whichever is the greater distance, (79-288) (80-049)

8. (1) (iv) A monastery, nunnery or other like religious use, conditional upon observance of clauses (b), (c) and (d) of the proviso for public hospitals above: (71-237)

PUBLIC USES

(v) A school, college, university or seminary of learning, public or private, with or without a dormitory and dining room but excepting a commercial school or a sanitarium school, and conditional upon observances of clauses (b) and (d) of the proviso for public hospitals above; (71-327)

(va) A school for the blind or deaf, with or without a dormitory and dining room, together with a workshop or factory where only inmates and other blind persons and their instructors are employed, and a shop where goods produced in the school may be sold and such offices, recreation rooms and other uses as may be appropriate to the conduct of such a school. (71-327)

(vi) A library, art gallery, museum, observatory, community centre, gymnasium, swimming pool or other such cultural, recreational or community building or structure, except one carried on as a business, or of a kind that is customarily carried on as a business; Provided that a Community Centre, permitted under this paragraph shall be one that is operated for the benefit of all residents of a given neighbourhood, and where all such residents are afforded opportunity for recreational activities, and where individuals may be permitted to combine into groups to do their own canning and for any other self-help programs with respect to home economy or the household arts; (71-327)

(vii) A cemetery, mausoleum or columbarium, together with any chapel or other building or structure appurtenant to such use, including a crematorium if within a cemetery,

Provided that:

(a) The lot on which same is situate has a horizontal area of at least 8.0 hectares (19.76 acres), and (79-288)

(b) every building or structure save a memorial stone or monument, or a boundary fence, is at least a 30.0 metres (98.43 feet) from the nearest lot line; (71-327) (79-288)

8. (1) (viii) A public or private forest, wildlife reservation or other conservation project, or a reservation for hiking, picnicking, ski-ing or other such outdoor sports; (71-327)

(ix) A fair ground or exhibition ground;

(x) a golf course, bowling green, tennis court, playground, playfield, play lot, picnic ground or other such recreational use except one carried on as a business, or of a kind that is customarily carried on as a business,

Provided, however, that any building permitted in connection with any such tennis court, bowling green or other recreational use shall be limited to such locker-rooms, dressing rooms, shower baths, and other such accessory uses necessary for their operation; (71-327)

COMMERCIAL USES

(xi) A livery stable, riding academy, kennel, animal hospital or the keeping or raising of animals,

Provided that:

(a) the lot on which same is situate has an area of at least 12,000.0 square metres (2.97 acres), and (79-288)

(b) every building or corral or other structure for the housing of animals, save a boundary fence, is at least a 30.0 metres (98.43 feet) from the nearest lot line; (71-327) (79-288)

(xii) A broadcasting station for radio, facsimile or television, with or without a studio or theatre,

Provided that:

(a) the lot on which same is situate has a horizontal area of at least 8.0 hectares (19.76 acres), and (79-288)

(b) every building or structure save a boundary fence is distant from the nearest lot line at least 0.5 metres (1.64 feet) for each 0.5 metres (1.64 feet) of height of the building or structure; (71-327) (79-288)

FARMING USES

8. (1) (xiii) Any farming use except the commercial feeding of garbage or swill to swine or other animals,

Provided that,

(a) the lot on which any such farming use is carried on has an area of at least 12,000.0 square metres (2.97 acres), and (79-288) (80-049)

(b) every building or corral or other structure used for housing or enclosing animals, except a boundary fence, is at least 30.0 metres (98.43 feet) from the nearest lot line; (71-327) (79-288) (80-049)

MISCELLANEOUS AND INCIDENTAL USES

(xiv) A booth in a public hospital, private hospital or home for the aged for the sale of flowers, magazines, refreshments and comforts; (71-327) (81-27)

(xv) A private garage or private stable;

(xvi) Parking spaces to such a number as is reasonably necessary for a permitted use to which the same is appurtenant, provided that the same are hard-surfaced and abut upon a hard-surfaces driveway giving ready access to a street or alley, and that same are used only as appurtenant to such permitted use,

And provided further that the foregoing shall not be construed so as to permit the expansion for such purpose of a non-conforming use; (71-327)

(xvii) A storage garage of such capacity as is reasonably necessary for a permitted use to which the same is appurtenant, provided that the same is used only as appurtenant to such permitted use,

And provided further that the foregoing shall not be construed so as to permit the expansion for such purpose, of a non-conforming use. (71-327)

HEIGHT REQUIREMENTS

(2) In a B district, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height. (9141/60) (79-288) (80-049)

SECTION EIGHT A

'B-1' Districts

(SUBURBAN AGRICULTURE AND RESIDENTIAL, ETC.)

SECTION EIGHT B

'B-2' Districts

(SUBURBAN RESIDENTIAL)

SECTION 8B - B-2 DISTRICTS

(Suburban Residential)

Requirements as to Use

8B. (1) Subject to the provisions of sections 3, 18, and 19, in a B-2 district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the uses as permitted in a B-1 district. (8791/59)

HEIGHT REQUIREMENTS

(2) In a B-2 district, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height. (9141/60) (79-288)

AREA REQUIREMENTS

(3) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a B-2 district: (8927/60)

(i) a front yard of a depth of at least 6.0 metres (19.69 feet); (79-288)

(ii) a side yard along each side lot line, of a width of at least 1.5 metres (4.92 feet); and (79-288)

(iii) a rear yard of a depth of at least 7.5 metres (24.61 feet). (79-288)

INTENSITY OF USE

(4) Every lot or tract of land in a B-2 district shall have a width of at least 15.0 metres (49.21 feet) and an area of at least 540.0 square metres (5,812.51 square feet) within the district. (8927/60) (8791/59) (79-288)

SECTION NINE

'C' Districts

(URBAN PROTECTED RESIDENTIAL, ETC.)

SECTION NINE - "C" DISTRICTS

(Urban Protected Residential, etc.)

Requirements as to use

9. (1) Subject to the provisions of sections 3, 18 and 19, in a C district no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely: - (8158/57)

RESIDENTIAL USES

(i) A single-family dwelling, together with the accommodation of lodgers to the number of not more than three; (81-27)

(ii) A converted dwelling, containing two Class A dwelling units only, and not used for accommodation for any lodger; (6902/52) (81-27)

(iia) A foster home; (10837/65) (81-27)

(iib) A residential care facility for the accommodation of not more than 6 residents. (81-27)

INSTITUTIONAL USES

(iii) A day nursery for the accommodation of the lesser of twenty-five children or of one child for every 5.5 square metres (59.20 square feet) of area of the rear yard with the proviso that the outside play area shall be restricted to the rear yard; but neither the restriction as to the number of children nor the restriction as to the location of the outside play area shall apply where such Day Nursery is operated in a church hall, church, school, community centre, or other such public building; (10743/65) (79-288) (80-049)

PUBLIC USES

(iv) A school or seminary of learning except a commercial school or sanitarium school, and not including a dormitory; (66-273)

9. (1) (iva) A college or university in the case of the blocks bounded by Main Street West, Cootes Drive, King Street West and Forsythe Avenue and in the case of the lands owned by McMaster University as of October 11, 1966 lying west of Forsythe Avenue. (66-273)

(v) A library, art gallery, museum, observatory, community centre or other such cultural, recreational or community building or structure, except one carried on as a business, or of a kind that is customarily carried on as a business. Provided that a Community Centre, permitted under this paragraph shall be one that is operated for the benefit of all residents of a given neighbourhood, and where all such residents are afforded opportunity for recreational activities, and where individuals may be permitted to combine into groups to do their own canning and for any other self-help programs with respect to home economy or the household arts; and (6692/51)

(vi) A bowling green, tennis court, playground, playfield, play lot or other such recreational use except one carried on as a business, or of a kind that is customarily carried on as a business,

Provided, however, that any building permitted in connection with any such tennis court, bowling green or other recreational use shall be limited to such locker-rooms, dressing rooms, shower baths, and other such accessory uses necessary for their operation; (7085/53)

MISCELLANEOUS OR INCIDENTAL USES

(vii) A private garage or private stable;

(viii) Parking spaces to such a number as is reasonably necessary for a permitted use to which the same is appurtenant, provided that the same are hard-surfaced and abut upon a hard-surfaced driveway giving ready access to a street or alley, and that same are used only as appurtenant to such permitted use, (6902/52)

And provided further that the foregoing shall not be construed so as to permit the expansion for such purpose of a non-conforming use; (6902/52)

9. (1) (ix) A storage garage of such capacity as is reasonably necessary for a permitted use to which the same is appurtenant, provided that same is used only as appurtenant to such permitted use, (6902/52)

And provided further that the foregoing shall not be construed so as to permit the expansion for such purpose, of a non-conforming use; (6902/52)

HEIGHT REQUIREMENTS

(2) In a C district, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height. (9141/60) (79-288) (80-049)

AREA REQUIREMENTS

(3) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a C district: (8927/60)

(i) a front yard of a depth of at least 6.0 metres (19.69 feet); (79-288) (80-049)

(ii) a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet); (6902/52) (79-288) (80-049)

(iii) a rear yard of a depth of at least 7.5 metres (24.61 feet). (79-288) (80-049)

INTENSITY OF USE

(4) Every lot or tract of land in a C district shall have a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet) within the district. (8927/60) (6908/52) (79-288) (80-049)

DISTANCE REQUIREMENTS

(5) Except as provided in subsection 6, every residential care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

SECTION TEN

'D' Districts

(URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS, ETC.)

SECTION TEN - "D" DISTRICTS

(Urban Protected Residential - One and Two-Family Dwellings, etc.)
(8511/59)

Requirements as to Use

10. (1) Subject to the provisions of sections 3, 18 and 19, in a D district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8158/57)

(i) A use as permitted in a C district;

RESIDENTIAL USES (10840/65)

(ii) A two-family dwelling, together with the accommodation of lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(iii) A Townhouse Dwelling subject to the RT-10 District provisions of Section 10D. (8069/57) (8421/58) (9016/60) (72-239)

(iiia) a home for elderly persons. (8772/59) (10718/65), (10840/65)

(iv) A converted dwelling containing not more than three dwelling units, not more than one of which is a housekeeping dwelling unit, together with the accommodation of lodgers to the number of not more than three in each Class A dwelling unit. (81-27)

(v) A lodging house for the accommodation of not more than 6 lodgers having the principal entrance to each residential unit comprised in the lodging house, located within the lodging house. (8696/59) (81-27)

(vi) Repealed. (81-27)

INSTITUTIONAL USES (10840/65)

(vii) Repealed. (81-27)

(viii) A nursing home for the accommodation of not more than six residents, provided in the case of a building erected after the first day of July, A.D., 1959, that

10. (1) (viii) (cont'd.) the lot has an area of at least 360.0 square metres (3,875.01 square feet) and has at least two parking spaces thereon; (8696/59) (79-288) (80-049)

(ix) changed to (iiia) (8772/59) (10718/65) (10840/65)

(x) (8696/59) (79-288) (80-049) Repealed. (81-27)

PUBLIC USES

(xi) a district yard of the city corporation; (8696/59)

(xii) A college or university; (66-273)

HEIGHT REQUIREMENTS

(2) In a D district, no building shall exceed three storeys, and no structure shall exceed 14.0 metres (45.93 feet), in height. (9141/60) (79-288) (80-049)

AREA REQUIREMENTS

(3) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a D district: (8927/60)

(i) a front yard of a depth of at least 6.0 metres (19.69 feet); (79-288) (80-049)

(ii) for a building or structure not over two and a half storeys or 11.0 metres (36.09 feet) in height, a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and for any other building or structure, side yards of a width each of at least 2.7 metres (8.86 feet); and (6902/52) (79-288) (80-049)

(iii) a rear yard of a depth of at least 7.5 metres (24.61 feet). (79-288) (80-049)

10. (4) Every lot or tract of land upon which a dwelling is erected, converted or reconstructed in a D district shall have within the district; (8927/60)

(i) for a single family dwelling, residential care facility or lodging house, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3875.01 square feet); (6908/52) (79-288) (80-049) (81-27)

(ii) for a two-family dwelling a width of at least 18.0 metres (59.06 feet) and an area of at least 540.0 square metres (5812.51 square feet). (8069/57) (76-331) (79-288) (80-049)

(iii) Repealed by 72-239 (Row Dwellings) (8069/57)

(iv) for a home for elderly persons a width of at least 27.0 metres (88.58 feet) and an area of at least 810.0 square metres (8718.77 square feet) and there shall be an area of at least 140.0 square metres (1506.95 square feet) for each dwelling unit. (10718/65) (79-288) (80-049)

(5) (Deleted by 10718/65) (8013/57) (8772/59)

DISTANCE REQUIREMENTS

(6) Except as provided in subsection 7, every residential care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(7) Where the radial separation distance from the lot line of an existing residential care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION TEN A

'DE' Districts

(LOW DENSITY MULTIPLE DWELLINGS)

SECTION 10A - DE DISTRICTS

(Low Density Multiple Dwellings) (8478/58)

Requirements as to Use

10A (1) Subject to the provisions of sections 3, 18 and 19 in a DE district, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8158/57) (8087/57)

(i) any use permitted in a "D" district except a district yard of the City Corporation. (66-103)

RESIDENTIAL USES (10840/65)

(ii) A two-family dwelling or three-family dwelling, together with the accommodation of lodgers to the number of not more than three in each Class A dwelling unit; (9338/61) (81-27)

(iii) A converted dwelling containing not more than three dwelling units, together with the accommodation of lodgers to the number of not more than three in each Class A dwelling unit; (9338/61) (81-27)

(iv) A multiple dwelling, together with the accommodation of lodgers to the number of not more than three in each Class A dwelling unit; (See Section 18 (8) for Special Requirements for Groups of Multiple Dwellings) (9016/60) (81-27)

(v) A Townhouse Dwelling or a Maisonette Dwelling subject to the RT-20 District provisions of Section 10E. (9016/60) (72-239) (78-174)

(vi) (Deleted by 10718/65) (8087/57)

(vii) (Deleted by 72-90) (Doctors Offices) (8215/58) (8258/58)

(viii) A short-term care facility for the accommodation of not more than 6 residents. (81-27)

HEIGHT REQUIREMENTS

(2) In a DE district, no building shall exceed three storeys, and no structure shall exceed 11.0 metres (36.09 feet) in height. (9141/60) (9777/62) (79-288) (80-049)

10A (3) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a DE district: - (8927/60)

(i) A front yard of a depth of at least 6.0 metres (19.69 feet); (79-288) (80-049)

(ii) (a) for a single family dwelling or converted dwelling as permitted in a "C" District, a side yard along each side lot line of a width of at least 1.2 metres (3.94 feet); (9016/60) (79-288) (80-049)

(b) for a two family dwelling except a pair of semi-detached single family dwellings, a three family dwelling, or a converted dwelling, a side yard along one side lot line of a width of at least 3.0 metres (9.84 feet), and a side yard along the other side lot line, of a width of at least 2.0 metres (6.56 feet), and for a pair of semi-detached single family dwellings, a side yard along each side lot line of a width of at least 1.2 metres; (3.94 feet) (9016/60) (9338/61) (10339/64) (79-288) (80-049)

(c) for a multiple dwelling, a side yard along each side lot line of a width of at least 3.0 metres (9.84 feet). (9016/60) (72-239) (79-288) (80-049)

(d) for every other building or structure, a side yard must be maintained along each side lot line of a width of at least 3.0 metres (9.84 feet). (76-263) (79-288) (80-049)

(iii) A rear yard of a depth of at least 7.5 metres (24.61 feet). (79-288) (80-049)

INTENSITY OF USE

(4) Every lot or tract of land upon which a dwelling is erected, converted or reconstructed in a DE district shall have within the district:- (8927/60)

(i) For a single family dwelling, residential care facility, short-term care facility, or lodging house, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet); (9777/62) (79-288) (80-049) (81-27)

10A (4) (ii) For a two-family dwelling, a width of at least 18.0 metres (59.06 feet) and an area of at least 540.0 square metres (5,812.51 square feet). (77-260) (79-288)

(iia) For a three-family dwelling, a width of at least 18.0 metres (59.06 feet) and an area of at least 690.0 square metres (7,427.10 square feet); (9338/61) (79-288)

(iii) (a) for a multiple dwelling, consisting of four dwelling units, a width of at least 21.0 metres (68.90 feet) and an area of at least 720.0 square metres (7,750.02 square feet); (9777/62) (79-288)

(b) for a multiple dwelling, consisting of more than four dwelling units and not more than six dwelling units, a width of at least 24.0 metres (78.74 feet) and an area of at least 160.0 square metres (1,722.23 square feet) for each Class A dwelling unit; (9777/62) (79-288)

(c) for a multiple dwelling, consisting of more than six dwelling units, a width of at least 27.0 metres (88.58 feet) and an area of at least 140.0 square metres (1,506.95 square feet) for each Class A dwelling unit, (9777/62) (79-288)

Provided, however, that the requirements of 140.0 square metres (1,506.95 square feet) in clause (iii) (C) above, may be reduced to 93.0 square metres (1,001.04 square feet), in the case of each and every Class A dwelling unit in which the only rooms are the bathroom, kitchen and living room, the last of which contains the sleeping accommodation (Bachelor Apartment), and in the case of every Housekeeping dwelling unit; (9777/62) (79-288)

And provided further, that no such Bachelor Apartment or Housekeeping dwelling unit shall be used for the accommodation of boarders or lodgers; (9777/62)

(d) for a home for elderly persons a width of at least 27.0 metres (88.58 feet) and an area of at least 140.0 square metres (1,506.95 square feet) for each Class A dwelling unit, provided however, that the requirement of 140.0 square metres (1,506.95 square feet) may be reduced to 93.0 square metres (1,001.04 square feet) in

10A (4) (iii) (d) the case of every Class A dwelling unit in which (cont'd.) the only rooms are the bathroom, kitchen and living room, the last of which contains the sleeping accommodation (bachelor apartment), and in the case of every housekeeping dwelling unit. (10718/65) (79-288) (80-049)

(iv) Repealed. (72-239) (Row Dwellings) (8087/57)

LANDSCAPED AREA

(5) For every building or structure in a DE district there shall be provided and maintained on the lot and within the district at least one-quarter of the area of the lot on which it is situate as landscaped area unused for access or manoeuvring space or parking space or for any other purpose other than landscaped area including a playground, and where a side or rear yard in a DE district abuts on any land in a residential district and such side or rear yard is used for parking spaces, manoeuvring spaces or access driveways part of such landscaped area shall include a 1.5 metre (4.92 feet) planting strip between such parking spaces, manoeuvring spaces and access driveways and such abutting residential lands. (9777/62) (79-288) (80-049)

DISTANCE REQUIREMENTS

(6) Except as provided in subsection 7, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(7) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION TEN B

'DE-2' Districts

(MULTIPLE DWELLINGS)

SECTION TEN B - "DE2" DISTRICTS

(Multiple Dwellings)

Requirements as to Use

10B (1) Subject to the applicable provisions of Section 3, 18 and 19, in a "DE2" district no building or structure shall be erected, altered, extended or enlarged, and no building or structure or part thereof shall be used, and no land shall be used, for other than one or more of the following uses, (10307/64)

(i) any use permitted in a "D" district except a district yard of the City Corporation. (66-103)

RESIDENTIAL USES (10840/65)

(ii) A two family dwelling, with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(iii) A Three-family dwelling with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(iv) A converted dwelling, containing at least two Class A Dwelling units for every housekeeping dwelling unit, with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(v) A Townhouse Dwelling or a Maisonette Dwelling subject to the RT-20 District provisions of Section 10E. (10307/64) (72-239) (78-174)

(vi) A multiple dwelling, with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (See Section 18 (8) for Special Requirements for Groups of Multiple Dwellings); (81-27)

(via) A short-term care facility for the accommodation of not more than 6 residents. (81-27)

INSTITUTIONAL USES (10840/65)

(vii) A nursing home, provided that in the case of a building erected after the first day of December, A.D. 1959 the lot has an area of at least 450.0 square metres (4,843.76 square feet) and that an additional parking space above the number of two is provided on the lot for every four residents or fraction thereof, above the number of six residents; (79-288) (80-049)

HEIGHT REQUIREMENTS

10B (2) (i) No building for a single family dwelling, two family dwelling or three family dwelling shall exceed two and one-half storeys in height;

(ii) No building or structure for any other use shall exceed eight storeys or 26.0 metres (85.30 feet) in height. (72-239) (76-148) (79-288)

AREA REQUIREMENTS

(3) There shall be provided and maintained within the district, for every building and structure in a "DE2" District, the following yards, namely:

(i) (a) for every single-family dwelling, two-family dwelling, three-family dwelling, a front yard of a depth of at least 6.0 metres (19.69 feet), and (72-239) (79-288)

(b) for all other buildings or structures a front yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building structure by its width, but no such front yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 7.5 metres (24.61 feet), provided that with respect to said other buildings and structures, where a front yard abuts upon a street of a width of less than 20.0 metres (65.62 feet), the required depth shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (79-288)

(ii) (a) for every single-family dwelling, two-family dwelling or three-family dwelling, along each side lot line a side yard having a width of at least 1.2 metres (3.94 feet); (72-239) (79-288)

(b) for every other building or structure, along each side lot line a side yard of a width of at least one four-hundredth part of the product obtained by multiplying the height of the building by its length, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the side yard, but no such side yard shall have a width of less than 1.5 metres (4.92 feet), and need not have a width of more than 9.0 metres (29.53 feet), but plus 3.0 metres (9.84 feet) where any balcony, sunroom or window

10B (3) (ii) (cont'd.) (b) of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5 metres (14.76 feet) and need not have a width of more than 13.5 metres (44.29 feet); (79-288)

Provided that with respect to said other buildings and structures, where a side lot line is a street line, the side yard on that side shall have a width of at least 3.0 metres (9.84 feet), and need not have a width of more than 7.5 metres (24.61 feet); and that where a side lot line is the street line of a street less than 20.0 metres (65.62 feet) wide, the required width of the side yard on that side shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (79-288) (80-049)

(iii) (a) for a single-family dwelling, two-family dwelling, three-family dwelling, a rear yard of a depth of at least 7.5 metres (24.61 feet); (72-239) (79-288) (80-049)

(b) for every other building or structure, a rear yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the rear yard, but no such rear yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 13.5 metres (44.29 feet) but plus 3.0 metres (9.84 feet) where any balcony, sunroom or any window of a habitable room does overlook such rear yard, but no such rear yard need have a depth of more than 13.5 metres (44.29 feet); (79-288) (80-049)

INTENSITY OF USE

(4) Every lot or tract of land upon which a dwelling or multiple dwelling is erected, converted or reconstructed shall have within the districts, (72-239)

(i) for a single-family dwelling, residential care facility, short-term care facility, or lodging house, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet); (79-288) (80-049) (81-27)

(ii) for a two-family dwelling a width of at least 15.0 metres (49.21 feet) and an area of at least 540.0 square metres (5,812.51 square feet); (79-288) (80-049)

10B (4) (iii) for a three-family dwelling a width of at least 18.0 metres (59.06 feet) and an area of at least 600.0 square metres (6,458.35 square feet); (79-288) (80-049)

(iv) for a multiple dwelling a width of at least 21.0 metres (68.90 feet) and an area of at least 630.0 square metres (6,781.26 square feet); (79-288) (80-049)

(v) Repealed (72-239) (Row dwellings) (10307/64)

FLOOR AREA RATIO

(5) No building or structure in a "DE2" District shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 0.90.

LANDSCAPED AREA

(6) For every building or structure in a "DE2" District, there shall be provided and maintained on the lot and within the district, at least one-quarter of the area of the lot on which it is situate, as landscaped area, unused for access or manoeuvring space or parking space or for any other purpose other than landscaped area including a playground, and where a rear yard in a "DE2" District abuts on any land in a residential district and such rear yard is used for parking spaces, manoeuvring spaces or access driveway, part of such landscaped area shall include a planting strip at least 1.5 metres (4.92 feet) wide between such parking spaces, manoeuvring spaces and access driveways and such abutting residential lands. (10307/64) (79-288) (80-049)

DISTANCE REQUIREMENTS

(7) Except as provided in subsection 8, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(8) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION TEN C

'DE-3' Districts

(MULTIPLE DWELLINGS)

SECTION TEN C - 'DE3' DISTRICTS

(Multiple Dwellings)

Requirements as to Use

10C (1) Subject to the applicable provisions of Section 3, 18 and 19, in a "DE3" district no building or structure shall be erected, altered, extended or enlarged, and no building or structure or part thereof shall be used, and no land shall be used, for other than one or more of the following uses, (10209/63)

(i) any use permitted in a "D" district except a district yard of the City Corporation. (66-103)

RESIDENTIAL USES (10840/65)

(ii) A two-family dwelling, with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(iii) A three-family dwelling with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(iv) A converted dwelling, containing at least two Class A dwelling units for every housekeeping dwelling units, with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(v) A Townhouse Dwelling or a Maisonette Dwelling subject to the RT-20 District provisions of section 10E. (72-239) (78-174)

(vi) A multiple dwelling, with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (See Section 18 (8) for Special Requirements for Groups of Multiple Dwellings). (81-27)

(via) A short-term care facility for the accommodation of not more than 6 residents. (81-27)

INSTITUTIONAL USES (10840/65)

(vii) A nursing home, provided that in the case of a building erected after the first day of December, A.D. 1959 the lot has an area of at least 450.0 square metres (4,843.76 square feet) and that an additional parking space above the number of two is provided on the lot for every four residents or fraction thereof above the number of six residents: (79-288) (80-049)

HEIGHT REQUIREMENTS

10C (2) In a "DE3" District, no building shall exceed three storeys, and no structure other than a building, shall exceed 11.0 metres (36.09 feet). (79-288)

AREA REQUIREMENTS

(3) There shall be provided and maintained within the district, for every building and structure in a "DE3" district, the following yards, namely:

(i) (a) for a single-family dwelling, two-family dwelling, three-family dwelling, a front yard of a depth of at least 6.0 metres (19.69 feet), and (72-239) (79-288)

(b) for all other buildings or structures a front yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building structure by its width, but no such front yard shall have a depth of less than 4.5 metres (14.76 feet) and need not have a depth of more than 7.5 metres (24.61 feet), provided that with respect to said other buildings and structures, where a front yard abuts upon a street of a width of less than 20.0 metres (65.62 feet), the required depth shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet): (79-288)

Provided, however, that where a deeper front yard is required for any lot in another district on the same side of the street between two intersecting streets, the front yard shall be increased in depth to what would have been required had the front yard required by this section been in such other district:

(ii) (a) for a single-family dwelling, two-family dwelling or three-family dwelling, along each side lot line a side yard having a width of at least 1.2 metres (3.94 feet); (72-239) (79-288)

(b) for every other building or structure, along each side lot line a side yard of a width of at least one four-hundredth part of the product obtained by multiplying the height of the building by its length, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the side yard, but no such side yard shall have a width of less than 1.5 metres (4.92 feet),

10C (3) (ii) (b) (cont'd.) and need not have a width of more than 9.0 metres (29.53 feet), but plus 3.0 metres (9.84 feet) where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5 metres (14.76 feet) and need not have a width of more than 13.5 metres (44.29 feet): (79-288) (80-049)

Provided that with respect to said other buildings and structures, where a side lot line is a street line, the side yard on that side shall have a width of at least 3.0 metres (9.84 feet), and need not have a width of more than 7.5 metres (24.61 feet); and that where a side lot line is the street line of a street less than 20.0 metres (65.62 feet) wide, the required width of the side yard on that side shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (79-288) (80-049)

(iii) (a) for a single-family dwelling, two-family dwelling, three-family dwelling, a rear yard of a depth of at least 7.5 metres (24.61 feet), and (72-239) (79-288) (80-049)

(b) for every other building or structure, a rear yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the rear yard, but no such rear yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 13.5 metres (44.29 feet) but plus 3.0 metres (9.84 feet) where any balcony, sunroom or any window of a habitable room does overlook such rear yard, but no such rear yard need have a depth of more than 13.5 metres (44.29 feet): (79-288) (80-049)

INTENSITY OF USE

(4) Every lot or tract of land upon which a dwelling or multiple dwelling is erected, converted or reconstructed shall have within the district: (72-239)

(i) for a single-family dwelling, residential care facility, short-term care facility, or lodging house, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3875.01 square feet): (79-288) (80-049) (81-27)

10C (4) (ii) for a two-family dwelling a width of at least 15.0 metres (49.21 feet) and an area of at least 540.0 square metres (5812.51 square feet): (79-288) (80-049)

(iii) for a three-family dwelling a width of at least 18.0 metres (59.06 feet) and an area of at least 600.0 square metres (6,458.35 square feet): (79-288) (80-049)

(iv) for a multiple dwelling a width of at least 21.0 metres (68.90 feet) and an area of at least 630.0 square metres (6,781.26 square feet): (79-288) (80-049)

(v) Repealed (72-239) (Row dwellings) (10209/63)

FLOOR AREA RATIO

(5) No building or structure in a "DE3" District shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 0.90. (10259/63)

LANDSCAPED AREA

(6) For every building or structure in a "DE3" District, there shall be provided and maintained on the lot and within the district, at least one-quarter of the area of the lot on which it is situate, as landscaped area, unused for access or manoeuvring space or parking space or for any other purpose other than landscaped area including a playground, and where a rear yard in a "DE3" district abuts on any land in a residential district and such rear yard is used for parking spaces, manoeuvring spaces or access driveways, part of such landscaped area shall include a planting strip at least 1.5 metres (4.92 feet) wide between such parking spaces, manoeuvring spaces and access driveways and such abutting residential lands. (10209/63) (79-288) (80-049)

DISTANCE REQUIREMENTS

(7) Except as provided in subsection 8, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(8) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION TEN D

'RT- 10' Districts

(TOWNHOUSE)

SECTION TEN E

'RT-20' Districts

(TOWNHOUSE - MAISONETTE)

SECTION 10E -"RT-20" DISTRICTS

(Townhouse - Maisonette)

10E (1) In an "RT-20" District, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, within each district, except in accordance with the provisions of this section. (78-45)

(2) Subject to the provisions of sections 3, 18, and 19, in an "RT-20" District, as hereinafter set forth, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used within each district, for other than one or more of the following:

(a) Residential Uses:

1. A Townhouse Dwelling;

2. A group of Townhouse Dwellings;

3. A Street Townhouse Dwelling, subject to the "RT-30" District provisions of section 10F;

4. A children's day nursery under The Day Nurseries Act that receives not more than 25 children for temporary custody;

5. A Maisonette Dwelling;

6. A group of Maisonette Dwellings.

HEIGHT REQUIREMENTS

(3) In an "RT-20" District, no building or structure, within the district shall exceed three storeys, and no structure other than a building shall exceed 11.0 metres (36.09 feet) in height. (79-288)

AREA REQUIREMENTS

(4) In an "RT-20" District, there shall be provided and maintained in the district, for every building or structure, the following yards:

10E (4) (a) where a yard abuts a street, a depth of not less than 6.0 metres (19.69 feet) from the street line, and (79-288)

(b) where a yard abuts any other lot, a width or depth of not less than 3.0 metres (9.84 feet), except where there are windows to a habitable room facing the yard, the width or depth of such yard shall not be less than 6.0 metres (19.69 feet). (79-288)

DISTANCE BETWEEN BUILDINGS

(5) In an "RT-20" District, there shall be provided and maintained within the district where there is more than one building on a lot,

(a) a distance not less than 3.5 metres (11.48 feet) between two exterior walls containing no window or windows; (79-288)

(b) a distance not less than 9.0 metres (29.53 feet) between two exterior walls, one of which contains at least one window to a habitable room; (79-288)

(c) a distance of not less than 15.0 metres (49.21 feet) between two exterior walls each of which contains at least one window to a habitable room. (79-288)

INTENSITY OF USE

(6) In an "RT-20" District, every lot or tract of land within the district, shall have a depth of not less than 30.0 metres (98.43 feet). (79-288)

(7) In an "RT-20" District, every lot or tract of land upon which,

(a) a Townhouse Dwelling is erected, altered, extended, or enlarged shall have,

(i) an area not less than 230.0 square metres (2,475.70 square feet) for each single-family dwelling unit; (79-288)

(ii) a width of not less than 23.0 metres (75.46 feet); (79-288)

10E (7) (b) a Maisonette Dwelling is erected, altered, extended or enlarged shall have,

(i) an area not less than 165.0 square metres (1,776.05 square feet) for each single-family dwelling unit; (79-288)

(ii) a width of not less than 36.0 metres (118.11 feet). (79-288)

PRIVACY AREAS

(8) In an "RT-20" District, there shall be provided and maintained a privacy area for each single-family dwelling unit that,

(a) is screened on two sides by means of a screen that is not less than 1.2 metres (3.94 feet) and not more than 2.0 metres (6.56 feet) in height, and (79-288)

(b) is not less than 2.5 metres (8.20 feet) in depth. (79-288)

(9) Where a privacy area is comprised of the whole or part of,

(a) a required yard, or

(b) a landscaped area, or

(c) a required yard and a landscaped area,

the required yard or landscaped area or both may be reduced by the privacy area.

LANDSCAPED AREAS

(10) In an "RT-20" District, there shall be provided and maintained on the same lot and within the "RT-20" District, for one or more buildings or structures, an amount not less than 40% of the area of the lot on which the buildings or structures are situated, as landscaped area.

(11) No part of any landscaped area provided under subsection 10 shall be used for parking space, manoeuvring space, access and egress driveways or for any other vehicular purpose of any kind.

10E (12) In an "RT-20" District, there shall be provided and maintained within the district, on the same lot upon which one or more dwellings are erected, altered, extended or enlarged,

(a) where any parking space is not covered and attached to or enclosed within the dwelling unit, not less than one and one-half parking spaces for each single-family dwelling unit to which the parking space is accessory;

(b) where any parking space is covered and attached to or enclosed within the dwelling unit, not less than 1.3 parking spaces for each single-family dwelling unit to which the parking space is accessory.

(13) The parking spaces provided under clause (a) of subsection 12 shall be grouped together in one or more parking areas, each of which area shall be composed of,

(a) in respect of a Townhouse Dwelling, not less than 4 parking spaces; and

(b) in respect of a Maisonette Dwelling not less than 8 parking spaces.

(14) The distance from a Townhouse Dwelling or a Maisonette Dwelling to the parking area referred to in subsection 13, measured along established pedestrian pathways shall not exceed 45.0 metres (147.64 feet). (79-288)

(15) The distance from a point on the perimeter of the parking space provided under clause (b) of subsection 12 which locates the entrance thereto and the access driveway that provides access to individual driveways shall not be less than 6.0 metres (19.69 feet). (79-288)

EXEMPTIONS

(16) Notwithstanding subsection 2, clause (iv) of subsection 4 of section 18 shall not apply. (72-239) (76-277) (77-17) (77-269) (78-45)

SECTION TEN F

'RT-30' Districts

(STREET TOWNHOUSE)

SECTION 10F - "RT-30" DISTRICTS

(Street - Townhouse)

10F (1) In an "RT-30" District no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, within the district, except in accordance with the provisions of this section. (78-45)

(2) Subject to the provisions of sections 3, 18, and 19, in an "RT-30" District, as hereinafter set forth, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used within the district, for other than the following:

(a) Residential Use:

1. A Street Townhouse Dwelling or Street Townhouse Dwellings.

HEIGHT REQUIREMENTS

(3) In an "RT-30" District, no building or structure, within the district shall exceed three storeys, and no structure other than a building shall exceed 11.0 metres (36.09 feet) in in height.

AREA REQUIREMENTS

(4) In an "RT-30" District, there shall be provided and maintained in the district, for every building or structure, the following yards:

(a) a front yard of a depth of not less than 6.0 metres (19.69 feet) from all street lines; (79-288)

(b) a rear yard of a depth not less than 7.5 metres (24.61 feet); (79-288)

(c) except as provided in clause (d), a side yard abutting a wall that is not a party wall, along each side lot line of a width of not less than,

(i) 1.2 metres (3.94 feet) for a Street Townhouse Dwelling, not exceeding one storey in height; (79-288)

10F (4) (c) (ii) 2.0 metres (6.56 feet) for a Street Townhouse Dwelling, not exceeding two storeys in height; (79-288)

(iii) 2.5 metres (8.20 feet) for a Street Townhouse Dwelling, not exceeding three storeys in height; (79-288)

(d) a side yard abutting a wall that is not a party wall, along each side lot line of a width of not less than,

(i) 3.0 metres (9.84 feet), for each dwelling unit for which a garage or carport is not provided as either attached to or as an integral part of the Street Townhouse Dwelling; (79-288)

DISTANCE BETWEEN BUILDINGS

(5) In an "RT-30" District, there shall be provided and maintained within the district where there is more than one building on a lot, a distance between buildings,

(a) not exceeding one storey in height, of not less than 2.5 metres (8.20 feet); (79-288)

(b) not exceeding two storeys in height, of not less than 3.5 metres (11.48 feet); (79-288)

(c) not exceeding three storeys in height, of not less than 5.0 metres (16.40 feet); (79-288)

INTENSITY OF USE

(6) In an "RT-30" District, every lot or tract of land upon which a Street Townhouse Dwelling is erected, altered, extended or enlarged, shall have,

(i) a lot area not less than 180.0 square metres (1,937.50 square feet) for each single-family dwelling unit; (79-288)

(ii) a width of not less than 6.0 metres (19.69 feet) for each dwelling unit. (79-288)

10F (7) In an "RT-30" District, there shall be provided and maintained within each district, on the same lot upon which one or more dwellings are erected, altered, extended or enlarged one off-street parking space for each Street Townhouse Dwelling.

EXEMPTIONS

(8) Notwithstanding subsection 2, clause (iv) of subsection 4 of section 18 shall not apply. (72-239) (76-277) (77-17) (77-269) (78-45)

SECTION ELEVEN

'E' Districts

(MULTIPLE DWELLINGS, LODGES, CLUBS, ETC.)

SECTION ELEVEN - "E" DISTRICT

(Multiple Dwellings, Lodges, Clubs, etc.)

Requirements as to use

11. (1) Subject to the provisions of sections 3, 18 and 19 and save as otherwise provided in section 19, in an E district no building or structure shall be erected, altered, extended or enlarged, or shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (6801/51) (8158/57) (8770/59)

(i) A use as permitted in a D district;

RESIDENTIAL USES

(ii) A converted dwelling, containing at least two Class A dwelling units for every housekeeping dwelling unit, together with the accommodation of lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(iia) A Townhouse Dwelling or a Maisonette Dwelling subject to the RT-20 District provisions of section 10E (7348/54) (9016/60) (9059/60) (72-239) (78-174)

(iib) A three-family dwelling with accommodation for not more than three lodgers in each Class A dwelling unit therein; (8069/57) (81-27)

(iii) A multiple dwelling; (See Section 18 (8) for Special Requirements for Groups of Multiple Dwellings), and (9016/60)

(iiia) A Student Residence; (68-327)

(iiib) a residential care facility for the accommodation of not more than 20 residents. (81-27)

(iiic) A short-term care facility for the accommodation of not more than 20 residents. (81-27)

(iv) (Deleted by 10346/64) (Apartment Hotel)

(v) A lodging house or tourist home for the accommodation of not more than twenty persons; (81-27)

11. (1) (va) a nursing home, provided that in the case of a building erected after the first day of July, A.D., 1959 the lot has an area of at least 450.0 square metres (4843.76 square feet) and that one additional parking space above the number of two is provided on the lot for every four residents or fraction thereof, above the number of six residents; (8696/59) (79-288) (80-049)

(vb) (8696/59) (79-288) (80-049) Repealed. (81-27)

(vc) changed to (xi) (10840/65)

(vi) A public hospital or private hospital, provided that every building used in whole or in part for the treatment of patients or for residential purposes shall be 6.0 metres (19.69 feet) from the front or side lot lines and 7.5 metres (24.61 feet) from the rear lot line for any part of the building which is one storey in height or 9.0 metres (29.53 feet) from any lot line for any part of the building which exceeds one storey in height but excepting any part of such buildings or buildings used for a purpose accessory to the treatment of patients or to the housing of residents which may be distant from a lot line as normally required for yards in the Zoning District, but no sideyard shall be less than 3.0 metres (9.84 feet) in width. (8770/59) (79-288) (80-049)

(vii) A home for the aged provided same is used for the sleeping accommodation of not more than twenty persons; (81-27)

PUBLIC USES (10575/64)

(viii) A private club, lodge, fraternity or sorority house or labour union hall, which may include sleeping accommodation for not more than twenty persons, but this clause shall not be so construed as to permit the establishment on any premises of an insurance benefit society or other use that is customarily carried on as a business; (6692/51) (7152/53)

COMMERCIAL USES

(ix) (Deleted by 72-90) (Doctors Offices) (10575/64)

(x) Office or consultative uses or personal clinical services by a 'charitable institution' within the meaning of The Charitable Institutions Act, which may be in a dwelling or a converted dwelling, provided; (6692/51) (7467/55) (10575/64)

11. (1) (x) (a) that same is structurally suitable for the proposed conversion;

(b) that any increase in the cubic contents is in accordance with the provisions of this By-law with respect to height and area, and that the external appearance and residential character is preserved;

(c) that there shall be no outside stairway other than an unenclosed fire escape;

(d) that there is no additional use in the building save living quarters for necessary maintenance staff;

(e) that there is provided in the side yard or rear yard or both, at least one parking space for every 93.0 square metres (1001.04 square feet) of gross floor area including any basement or cellar area used for any of the above-mentioned purposes; and (79-288)

(f) that there is no sign other than a non-illuminated wall sign of an area of not more than 0.2 square metres (2.15 square feet); (7467/55) (79-288)

ACCESSORY AND INCIDENTAL USES (10840/65)

(xi) One ground sign, wall sign, or projecting sign, of an area of not more than 0.4 square metres (4.31 square feet), non-illuminated or illuminated by non-flashing; indirect, or interior means only, located at least 1.5 metres (4.92 feet) from the nearest street line, in connection with an ordinary lodging house, tourist home, nursing home, or maternity boarding house. (10575/64) (10840/65) (79-288)

(xi) Any or all of the following service types of use in a multiple dwelling: (10698/65)

(a) a beauty parlour

(b) a barber shop

(c) a shoe shine parlour which may include hat renovating services

(d) a tobacconist and newsdealer

(e) a valet service

11. (1) (xi) (f) automatic vending machines

(g) a collecting and distributing station for a laundry or dry cleaning establishment

(h) a retail variety store provided that the total floor space for sales and storage does not exceed 93.0 square metres (1001.04 square feet); (10698/65) (79-288)

provided that all of the following conditions are complied with

(a) except with regard to automatic vending machines which shall be permitted in all multiple dwellings, no such use shall be permitted in a multiple dwelling having 100 or fewer self-contained Class A dwelling units;

(b) any such use shall have access only from within the interior of the building, and with the exception of automatic vending machines providing laundry facilities shall not be located above the storey containing the foyer;

(c) no indication of the existence or availability of any such use whether by way of sign, display, or otherwise shall be visible from the outside of the building. (10698/65)

HEIGHT REQUIREMENTS

(2) (i) No building for a single family dwelling, two family dwelling or three family dwelling shall exceed two and one-half storeys in height; (76-148)

(ii) Except as provided in clause (iii), no building or structure for any other use shall exceed eight storeys or 26.0 metres (85.30 feet) in height; (76-148) (79-288)

(iii) Where a building or structure is distant not less than 30.0 metres (98.43 feet) from an "AA", "B", "B-1", "B-2", "C", "D" or "L-r" District, the height of a building or structure shall not exceed twelve storeys or 39.0 metres (127.95 feet) in height. (7348/54) (8770/59) (9141/60) (9748/62) (72-239) (76-148) (79-288)

11. (3) There shall be provided and maintained within the district, for every building and structure in an E district, the following yards, namely: (8927/60) (9748/62)

(i) (a) for every single-family dwelling, two-family dwelling or three-family dwelling, a front yard of a depth of at least 4.5 metres (14.76 feet); and (9748/62) (72-239) (79-288)

(b) for all other buildings or structures a front yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, but no such front yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 7.5 metres (24.61 feet), provided that with respect to said other buildings and structures, where a front yard abuts upon a street of a width of less than 20.0 metres (65.62 feet), the required depth shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (7348/54) (9748/62) (79-288)

Provided, however, that where a deeper front yard is required for any lot in another district on the same side of the street between two intersecting streets, the front yard shall be increased in depth of what would have been required had the front yard required by this section been in such other district; (9748/62)

(ii) (a) for a single-family dwelling, two-family dwelling or three-family dwelling, along each side lot line a side yard having a width of at least 1.2 metres (3.94 feet); and (72-239) (79-288)

(b) for every other building or structure, along each side lot line a side yard of a width of at least one four hundredth part of the product obtained by multiplying the height of the building by its length, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the side yard, but no such side yard shall have a width of less than 1.5 metres (4.92 feet), and need not have a width of more than 9.0 metres (29.53 feet), but plus 3.0 metres (9.84 feet) where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5 metres (14.76 feet) and need not have a width of more than 13.5 metres (44.29 feet); (79-288) (6902/52) (9748/62)

11. (3) (ii) (b) (cont'd.) Provided that with respect to said other buildings and structures, where a side lot line is a street line, the side yard on that side shall have a width of at least 3.0 metres (9.84 feet), and need not have a width of more than 7.5 metres (24.61 feet); and that where a side lot line is the street line of a street less than 20.0 metres (65.62 feet) wide, the required width of the side yard on that side shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (79-288) (7948/62) (80-049)

(iii) (a) for a single-family dwelling, two-family dwelling, three-family dwelling, a rear yard of a depth of at least 7.5 metres (24.61 feet), and (9748/62) (72-239) (79-288) (80-049)

(b) for every other building or structure, a rear yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the rear yard, but no such rear yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 13.5 metres (44.29 feet); plus 3.0 metres (9.84 feet) where any balcony, sunroom or any window of a habitable room does overlook such rear yard, but no such rear yard need have a depth of more than 13.5 metres (44.29 feet); (9748/62) (79-288) (80-049)

INTENSITY OF USE

(4) Every lot or tract of land upon which a dwelling or multiple dwelling is erected, converted or reconstructed in an E district, shall have within the district:- (7348/54) (8927/60) (10346/64) (72-239)

(i) for a single-family dwelling, residential care facility, short-term care facility, lodging house, or two-family dwelling, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3875.01 square feet); (79-288) (80-049) (81-27)

(ii) for a three-family dwelling, a width of at least 12.0 metres (39.37 feet) and an area of at least 405.0 square metres (4,359.38 square feet); (79-288) (80-049)

11. (4) (iii) for a multiple dwelling, a width of at least 15.0 metres (49.21 feet) and an area of at least 450.0 square metres (4843.76 square feet); (6692/51) (9748/62) (10346/64) (79-288) (80-049)

(iiia) for a Student Residence, a width of at least 15.0 metres (49.21 feet) and an area of at least 450.0 square metres (4843.76 square feet); (68-327) (79-288) (80-049)

(iv) Repealed. (72-239) (Row Dwellings) (7348/54) (9748/62)

FLOOR AREA RATIO

(5) No building or structure in an "E" District shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 1.7. (8373/58) (9016/60) (9748/62) (10032/63) (10259/63)

LANDSCAPED AREA

(6) For every building or structure there shall be provided and maintained on the same lot within the district an amount not less than 25% of the area of the lot on which the building or lot is situate, as landscaped area. (76-148)

DISTANCE REQUIREMENTS

(7) Except as provided in subsection 8, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(8) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION ELEVEN A

'E-1' Districts

(MULTIPLE DWELLINGS, LODGES, CLUBS, ETC.)

SECTION 11A - E-1 DISTRICTS

(Multiple Dwellings, Lodges, Clubs, etc.)

Requirements as to use

11A (1) Subject to the provisions of sections 3, 18 and 19, in an E-1 district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely: (7176/53) (8158/57)

(i) Any use permitted in an E district, save as in this section otherwise provided, but excepting a district yard of the city corporation: (8646/59) (9748/62)

COMMERCIAL USES

(ii) The conversion of an existing dwelling into an office building, for any E District use as permitted under clause i, anywhere in the building, or for any office use, anywhere in the building (8251/58) provided that

(a) same is structurally suitable for the proposed conversion;

(b) there is no outside stair except an open fire escape;

(c) (Deleted by 10575/64) (7176/53)

(d) there is no alteration or addition save such as are reasonably necessary for the use of the building for offices, and that all external alteration and all external change in appearance shall be such that the external appearance will remain in harmony with the residential character of the neighbourhood; and (8251/58)

(e) there is in the side yard or rear yard or both, at least one parking space for every 46.0 square metres (495.14 square feet) of floor area. (8251/58) (79-288)

(iii) The conversion of all or part of the first storey of an existing dwelling and the use of the whole or any part of the said first storey for any one or more of the following uses, namely; opticians' offices, optometrists' establishments, a photographer's or artist's studio,

11A (1) (iii) (cont'd.) a barber shop or hairdressing establishment, a beauty parlour or massage parlour, a tailor's shop, a dressmaker's establishment, a millinery shop, or a wearing apparel workshop, provided that (8251/58) (78-171)

(a) the same is structurally suitable for the proposed conversion;

(b) there is no outside stair except an open fire escape;

(c) there is no sign except a non-illuminated wall sign of an area of not more than 0.2 square metres (2.15 square feet); (79-288)

(d) there is no display of goods which can be seen from the street;

(e) there is no enlargement or external alteration of the building;

(f) there is no internal alteration save what is reasonably necessary for the use for which the conversion is made, and

(g) there is no storage room save one accessory to a permitted use, and which occupies no more than one-quarter of the floor area of such permitted use. (8251-58)

(iv) One ground sign, wall sign, or projecting sign of an area of not more than 0.4 square metres (4.31 square feet), non-illuminated or illuminated by non-flashing, indirect, or interior means only, located at least 1.5 metres (4.92 feet) from the nearest street line in connection with any commercial use permitted in the district. (10575/64) (79-288)

HEIGHT REQUIREMENTS

(2) (i) No building for a single family dwelling, two family dwelling or three family dwelling shall exceed two and one-half storeys in height; (76-148)

(ii) Except as provided in clause (iii), no building or structure for any other use shall exceed eight storeys or 26.0 metres (85.30 feet) in height; (76-148) (79-288)

11A (2) (iii) Where a building is distant not less than 30.0 metres (98.43 feet) from an "AA", "B", "B-1", "B-2", "C", "D", or "L-r" District, the height of a building or structure shall not exceed twelve storeys or 39.0 metres (127.95 feet) in height. (8770/59) (9141/60) (9748/62) (72-239) (76-148) (79-288)

AREA REQUIREMENTS

(3) There shall be provided and maintained within the district, for every building and structure in an E 1 district, the following yards, namely: (8927/60) (9748-62)

(i) (a) for every single-family dwelling, two family dwelling or three-family dwelling, a front yard of a depth of at least 4.5 metres (14.76 feet); and (72-239) (79-288) (9748/62)

(b) for all other building or structures a front yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, but no such front yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 7.5 metres (24.61 feet), provided that with respect to said other buildings and structures, where a front yard abuts upon a street of a width of less than 20.0 metres (65.62 feet), the required depth shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet);(9748/62) (79-288)

Provided, however, that where a deeper front yard is required for any lot in another district on the same side of the street between two intersecting streets, the front yard shall be increased in depth to what would have been required had the front yard required by this section been in such other district; (9748/62)

(ii) (a) for a single-family dwelling, two-family dwelling or three-family dwelling, along each side lot line a side yard having a width of at least 1.2 metres (3.94 feet); and (72-239) (9748-62) (79-288)

(b) for every other building or structure, along each side lot line a side yard of a width of at least one four-hundredth part of the product obtained by multiplying the height of the

11A (3) (ii) (b) (cont'd.) building by its length, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the side yard, but no such side yard shall have a width of less than 1.5 metres (4.92 feet), and need not have a width of more than 9.0 metres (29.53 feet), but plus 3.0 metres (9.84 feet) where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5 metres (14.76 feet) and need not have a width of more than 13.5 metres (44.29 feet); (79-288)

Provided that with respect to said other buildings and structures, where a side lot line is a street line, the side yard on that side shall have a width of at least 3.0 metres (9.84 feet), and need not have a width of more than 7.5 metres (24.61 feet); and that where a side lot line is the street line of a street less than 20.0 metres (65.62 feet) wide, the required width of the side yard on that side shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (9748/62) (79-288)

(iii) (a) for a single-family dwelling, two-family dwelling, three-family dwelling, a rear yard of a depth of at least 7.5 metres (24.61 feet); and (72-239) (9748/62) (79-288)

(b) for every other building or structure, a rear yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the rear yard, but no such rear yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 13.5 metres (44.29 feet); but plus 3.0 metres (9.84 feet) where any balcony, sunroom or any window of a habitable room does overlook such rear yard, but no such rear yard need have a depth of more than 13.5 metres (44.29 feet); (9748/62) (79-288)

11A (4) Every lot or tract of land upon which a dwelling or multiple dwelling is erected, converted or reconstructed in an E-1 District shall, have within the district: (72-239) (9748-62) (10346/64)

(i) for a single-family dwelling, residential care facility, short-term care facility, lodging house, or two-family dwelling a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3875.01 square feet); (9748/62) (79-288) (80-049) (81-27)

(ii) for a three-family dwelling a width of at least 12.0 metres (39.37 feet) and an area of at least 405.0 square metres (4359.38 square feet); (79-288) (9748/62) (80-049)

(iii) for a multiple dwelling, a width of at least 15.0 metres (49.21 feet) and an area of at least 450.0 square metres (4843.76 square feet); (10346/64) (9748/62) (79-288) (80-049)

(iv) Repealed. (72-239) (Row Dwellings) (9748/62)

FLOOR AREA RATIO

(5) No building or structure in an "E-1" District shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 1.7. (9748/62) (10032/63) (10259/63)

LANDSCAPED AREA

(6) For every building or structure there shall be provided and maintained on the same lot within the district an amount not less than 25% of the area of the lot on which the building or lot is situate, as landscaped area. (76-148)

DISTANCE REQUIREMENTS

(7) Except as provided in subsection 8, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(8) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION ELEVEN B

'E-2' Districts

(MUTIPLE DWELLINGS)

SECTION 10D - "RT-10" DISTRICTS

(Townhouse)

10D (1) In an "RT-10" District, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, within the district, except in accordance with the provisions of this section. (78-45)

(2) Subject to the provisions of sections 3, 18, and 19, in an "RT-10" District, as hereinafter set forth, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used within the district, for other than one or more of the following:

(a) Residential uses:

1. A Townhouse Dwelling;

2. A group of Townhouse Dwellings;

3. A Street Townhouse Dwelling, subject to the "RT-30" District provisions of section 10F;

4. A children's day nursery under The Day Nurseries Act that receives not more than 25 children for temporary custody.

HEIGHT REQUIREMENTS

(3) In an "RT-10" District, no building or structure, within the district shall exceed three storeys, and no structure other than a building shall exceed 11.0 metres (36.09 feet) in height. (79-288)

AREA REQUIREMENTS

(4) In an "RT-10" District, there shall be provided and maintained for every building or structure, the following yards:

(a) where a yard abuts a street, a depth of not less than 6.0 metres (19.69 feet) from the street line, and (79-288)

10D (4) (b) where a yard abuts any other lot, a width or depth of not less than 3.0 metres (9.84 feet), except where there are windows to a habitable room facing the yard, the width or depth of such yard shall not be less than 6.0 metres (19.69 feet).

DISTANCE BETWEEN BUILDINGS

(5) In an "RT-10" District, there shall be provided and maintained within the district where there is more than one building on a lot,

(a) a distance not less than 3.5 metres (11.48 feet) between two exterior walls containing no window or windows; (79-288)

(b) a distance not less than 9.0 metres (29.53 feet) between two exterior walls, one of which contains at least one window to a habitable room; (79-288)

(c) a distance of not less than 15.0 metres (49.21 feet) between two exterior walls each of which contains at least one window to a habitable room. (79-288)

INTENSITY OF USE

(6) In an "RT-10" District, every lot or tract of land within the district, shall have a depth of not less than 30.0 metres (98.43 feet). (79-288)

(7) In an "RT-10" District, every lot or tract of land shall have,

(a) an area of not less than 270.0 square metres (2906.26 square feet) for each single-family dwelling unit; (79-288)

(b) a width of not less than 27.0 metres (88.58 feet). (79-288)

PRIVACY AREAS

(8) In an "RT-10" District there shall be provided and maintained a privacy area for each single-family dwelling unit that,

(a) is screened on two sides by means of a screen that is not less than 1.2 metres (3.94 feet) and not more than 2.0 metres (6.56 feet) in height, and (79-288)

10D (8) (b) is not less than 2.5 metres (8.20 feet) in depth. (79-288)

(9) Where a privacy area is comprised of the whole or part of,

(a) a required yard, or

(b) a landscaped area, or

(c) a required yard and a landscaped area,

the required yard or landscaped area or both may be reduced by the privacy area.

LANDSCAPED AREAS

(10) In an "RT-10" District, there shall be provided and maintained on the same lot and within the "RT-10" District, for one or more buildings, or structures, an amount not less than 50% of the area of the lot on which the buildings or structures are situate, as landscaped area.

(11) No part of any landscaped area provided under subsection 10 shall be used for parking space, manoeuvring space, access and egress driveways or for any other vehicular purpose of any kind.

PARKING REQUIREMENTS

(12) In an "RT-10" District, there shall be provided and maintained within the district, on the same lot upon which one or more dwellings are erected, altered, extended or enlarged,

(a) where any parking space is not covered and attached to or enclosed within the dwelling unit, not less than one and one-half parking spaces for each single-family dwelling unit to which the parking space is accessory;

(b) where any parking space is covered and attached to or enclosed within the dwelling unit, not less than 1.3 parking spaces for each single-family dwelling unit to which the parking space is accessory.

10D (13) The parking spaces provided under clause (a) of subsection 12 shall be grouped together in one or more parking areas, each of which area shall be composed of not less than 4 parking spaces.

(14) The distance from a Townhouse Dwelling to the parking area referred to in subsection 13, measured along established pedestrian pathways shall not exceed 45.0 metres (147.64 feet). (79-288)

(15) The distance from a point on the perimeter of the parking space provided under clause (b) of subsection 12 which locates the entrance thereto and the access driveway that provides access to individual driveways shall not be less than 6.0 metres (19.69 feet). (79-288)

EXEMPTIONS

(16) Notwithstanding subsection 2, clause (iv) of subsection 4 of section 18 shall not apply. (72-239) (76-277) (77-17) (77-269) (78-45)

SECTION 11B - "E2" DISTRICTS

(Multiple Dwellings)

Requirements as to Use

11B (1) Subject to the applicable provisions of Sections 3, 18 and 19, no building or structure shall be erected, altered, extended or enlarged, and no building or structure or part thereof shall be used, and no land shall be used, for other than one or more of the following uses; (8319/58)

(i) A use permitted in a C District;

RESIDENTIAL USES (10840/65)

(ii) A two-family dwelling, with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(iii) A three-family dwelling with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(iv) A converted dwelling, containing at least two Class A dwelling units for every housekeeping dwelling unit, with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (81-27)

(v) A Townhouse Dwelling or Maisonette Dwelling subject to the RT-20 District provisions of section 10E. (9016/60) (72-239) (78-174)

(vi) A multiple dwelling, with accommodation for lodgers to the number of not more than three in each Class A dwelling unit; (See Section 18 (8) for Special Requirements for Groups of Multiple Dwellings). (9016/60) (81-27)

(via) A residential care facility for the accommodation of not more than 20 residents. (81-27)

(vib) A short-term care facility for the accommodation of not more than 20 residents. (81-27)

INSTITUTIONAL USES (10840/65)

(vii) a nursing home, provided that in the case of a building erected after the first day of December, A.D. 1959 the lot has an area of at least 450.0 square metres (4873.76 square feet) and that one additional parking space above the number of two is provided on the lot for every four residents or fraction thereof, above the number of six residents; (8811/59) (79-288) (80-049)

11B (1) (vii) (cont'd.) and in connection therewith one ground sign, wall sign, or projecting sign, of an area of not more than 0.4 square metres (4.31 square feet), non-illuminated or illuminated by non-flashing, indirect, or interior means only, located at least 1.5 metres (4.92 feet) from the nearest street line. (10575/64) (79-288)

PUBLIC USES (66-273)

(viii) A college or university. (66-273)

(viii) Any or all of the following service types of use in a multiple dwelling: (10698/65)

(a) a beauty parlour

(b) a barber shop

(c) a shoe shine parlour which may include hat renovating services

(d) a tobacconist and newsdealer

(e) a valet service

(f) automatic vending machines

(g) a collecting and distributing station for a laundry or dry cleaning establishment

(h) a retail variety store provided that the total floor space for sales and storage does not exceed 93.0 square metres (1001.04 square feet); (10698/65) (79-288)

provided that all of the following conditions are complied with (10698/65)

(a) except with regard to automatic vending machines which shall be permitted in all multiple dwellings, no such use shall be permitted in a multiple dwelling having 100 or fewer self-contained Class A dwelling units;

(b) any such use shall have access only from within the interior of the building, and with the exception of automatic vending machines providing laundry facilities shall not be located above the storey containing the foyer;

11B (1) (viii) (h) (c) no indication of the existence or availability of any such use whether by way of sign, display, or otherwise shall be visible from the outside of the building. (10698/65)

HEIGHT REQUIREMENTS

(2) (i) No building for a single family dwelling, two family dwelling or three family dwelling shall exceed two and one-half storeys in height; (76-148)

(ii) Except as provided in clause (iii), no building or structure for any other use shall exceed eight storeys or 26.0 metres (85.30 feet) in height; (79-288)

(iii) where a building is distant not less than 30.0 metres (98.43 feet) from an "AA", "B", "B-1", "B-2", "C", "D", or "L-r" District, the height of a building or structure shall not exceed twelve storeys or 39.0 metres (127.95 feet) in height. (9141/60) (9748/62) (72-239) (76-148) (79-288)

AREA REQUIREMENTS

(3) There shall be provided and maintained within the district, for every building and structure in an E2 district, the following yards, namely: (8927/60) (9748/62)

(i) (a) for every single-family dwelling, two-family dwelling or three-family dwelling, a front yard of a depth of at least 4.5 metres (14.76 feet), and (72-239) (9478/62) (79-288)

(b) for all other buildings or structures a front yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, but no such front yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 7.5 metres (24.61 feet), provided that with respect to said other buildings and structures, where a front yard abuts upon a street of a width of less than 20.0 metres (65.62 feet), the required depth shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (9748/62) (79-288)

11B (3) (i) (b) (cont'd.) Provided, however, that where a deeper front yard is required for any lot in another district on the same side of the street between two intersecting streets, the front yard shall be increased in depth to what would have been required had the front yard required by this section been in such other district; (9478/62)

(ii) (a) for a single-family dwelling, two-family dwelling or three-family dwelling, along each side lot line, a side yard having a width of at least 1.2 metres (3.94 feet); and (9748/62) (72-239) (79-288)

(b) for every other building or structure, along each side lot line a side yard of a width of at least one four-hundredth part of the product obtained by multiplying the height of the building by its length, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the side yard, but no such side yard shall have a width of less than 1.5 metres (4.92 feet), and need not have a width of more than 9.0 metres (29.53 feet), but plus 3.0 metres (9.84 feet) where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5 metres (14.76 feet) and need not have a width of more than 13.5 metres (44.29 feet); (79-288)

Provided that with respect to said other buildings and structures, where a side lot line is a street line, the side yard on that side shall have a width of at least 3.0 metres (9.84 feet), and need not have a width of more than 7.5 metres (24.61 feet); and that where a side lot line is the street line of a street less than 20.0 metres (65.62 feet) wide, the required width of the side yard on that side shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (79-288) (9478/62)

(iii) (a) for a single-family dwelling, two-family dwelling, three-family dwelling, a rear yard of a depth of at least 7.5 metres (24.61 feet); and, (72-239) (9478/62) (79-288)

11B (3) (iii) (b) for every other building or structure, a rear yard of a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the rear yard, but no such rear yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 13.5 metres (44.27 feet); but plus 3.0 metres (9.84 feet) where any balcony, sunroom or any window of a habitable room does overlook such rear yard, but no such rear yard need have a depth of more than 13.5 metres (44.21 feet); (9748/62) (79-288) (80-049)

INTENSITY OF USE

(4) Every lot or tract of land upon which a dwelling or multiple dwelling is erected, converted or reconstructed shall have within the district: (72-239) (9478/62)

(i) for a single-family dwelling, residential care facility or short-term care facility, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3875.01 square feet); (79-288) (80-049) (81-27)

(ii) for a two-family dwelling a width of at least 12.0 metres (39.37 feet) and an area of at least 450.0 square metres (4843.76 square feet); (79-288) (80-049)

(iii) for a three-family dwelling a width of at least 13.5 metres (44.29 feet) and an area of at least 540.0 square metres (5812.51 square feet); (79-288) (80-049)

(iv) for a multiple dwelling a width of at least 15.0 metres (49.21 feet) and an area of at least 540.0 square metres (5812.51 square feet); (9478/62) (79-288) (80-049)

(v) Repealed. (72-239) (Row Dwellings) (9478/62)

FLOOR AREA RATIO

(5) No building or structure in an "E 2" District shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 1.19. (9748/62) (10106/63) (10259/63)

11B (6) For every building or structure, there shall be provided and maintained on the same lot within the district an amount not less than 25% of the area of the lot on which the building or lot is situate, as landscaped area. (76-148) (8319/58)

DISTANCE REQUIREMENTS

(7) Except as provided in subsection 8, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(8) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION ELEVEN C

'E-3' Districts

(HIGH DENSITY MULTIPLE DWELLINGS)

SECTION 11C - E3 DISTRICTS

(High Density Multiple Dwellings)

11C (1) Subject to the provisions of sections 3, 18 and 19, in an E3 district no building shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely: (9451/61)

(i) Uses permitted in an E district:

HEIGHT REQUIREMENTS (76-148)

(1a) (a) except as provided in clause (c), where a building or structure is distant not greater than 30.0 metres (98.43 feet) from an "AA", "B", "B-1", B-2", "C", "D" or "L-r" District, the height of a building or structure shall not exceed eight storeys or 26.0 metres (85.30 feet) in height; (76-148) (79-288)

(b) except as provided in clause (c), where a building or structure is distant not greater than 30.0 metres (98.43 feet) from a "DE", "DE-3", "RT-10" and "RT-20" District, the height of a building or structure shall not exceed twelve storeys or 39.0 metres (127.95 feet) in height; (76-148) (79-288)

(c) where a building or structure is distant not less than 30.0 metres (98.43 feet) from an, (79-288)

(i) "AA", "B", "B-1", "B-2", "C", "D" and "L-r" District, and

(ii) "DE", "DE-3", "RT-10" and RT-20" District, the height of a building or structure shall not exceed eighteen storeys or 57.0 metres (187.01 feet) in height. (76-148) (79-288)

AREA REQUIREMENTS

(2) For every building or structure in an E3 district, yards shall be provided and maintained within the district, in accordance with the following provisions, namely:

(a) a front yard having a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, but no

11C (2) (a) (cont'd.) such front yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 7.5 metres (24.61 feet), Provided that where a front yard abuts upon a street of a width of less than 20.0 metres (65.62 feet), the required depth shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (79-288)

(b) Along each side lot line a side yard having a width of at least one four-hundredth part of the product obtained by multiplying the height of the building by its length, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the side yard, but no such side yard shall have a width of less than 1.5 metres (4.92 feet) and need not have a width of more than 9.0 metres (29.53 feet); but plus 3.0 metres (9.84 feet) where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5 metres (14.76 feet), and need not have a width of more than 13.5 metres (44.29 feet); (79-288)

Provided that where a side lot line is a street line, the side yard on that side shall have a width of at least 3.0 metres (9.84 feet), and need not have a width of more than 7.5 metres (24.61 feet); (79-288)

And Provided Further, that where a side lot line is the street line of a street less than 20.0 metres (65.62 feet) wide, the required width of the side yard on that side shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (79-288)

(c) a rear yard having a depth of at least one four-hundredth part of the product obtained by multiplying the height of the building or structure by its width, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the rear yard, but no such rear yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 13.5 metres (44.29 feet); but plus 3.0 metres (9.84 feet) where any balcony, sunroom or any window of a habitable room does overlook such rear yard, but no such rear yard need have a depth of more than 13.5 metres (44.29 feet); (79-288)

MODIFICATION OF AREA REQUIREMENTS

11C (2a) (a) No building or structure in an E3 district shall have in any exterior wall, any recess the width of which is less than the depth;

(b) Where any exterior wall of a building or structure is stepped in plan, the required width of an abutting side yard, or the required depth of an abutting front yard or rear yard, may be calculated separately for each of such stepped portions of the building or structure; and where any exterior wall contains one or more recesses, the width or depth of yard may be calculated separately for each projecting portion of the building or structure, provided that the width and the depth of yard opposite each recess shall be increased by 3.0 metres (9.84 feet) over and above that which would normally be required as the result of the calculations hereinbefore in subsection 2 provided, wherein the whole width or length of the building, as the case may be, is used in the said calculation, instead of the width of the recess; (9451/61) (79-288) (80-049)

INTENSITY OF USE REQUIREMENTS

(3) Every lot or tract of land upon which a dwelling, residential care facility, short-term care facility, lodging house, or multiple dwelling is erected, converted or reconstructed in an E3 district shall have, within the district, a width of at least 15.0 metres (49.21 feet) and an area of at least 450.0 square metres (4843.76 square feet); and in the case of a lot having an area of more than 900.0 square metres (9687.52 square feet), the width shall be at least 24.0 metres (78.74 feet); and in the case of a lot having an area of more than 1350.0 square metres (14,531.28 square feet), the width shall be at least 30.0 metres (98.43 feet). (10346/64) (79-288) (80-049) (81-27)

FLOOR AREA RATIO

(4) No building or structure in an "E3" District shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor as shown in Table "E3" appended to this section, (10259/63)

Provided that the said gross floor area may be increased by 0.2 square metres (2.15 square feet) for every 0.1 square metres (1.08 square foot) of landscaped area that is provided and maintained in excess of the requirements of this section, but in no case shall the gross floor area increase be applied to

11C (4) (cont'd) excess landscaped area of more than 30 per cent of the area of the lot on which the building or structure is situate. (76-148) (76-329) (76-340) (10259/63) (79-288)

LANDSCAPED AREA

(5) For every building or structure in an "E3" District, there shall be provided and maintained on the lot and within the district, at least 40% of the area of the lot on which it is situate, as landscaped area, and at least 40% of said landscaped area shall be in one space having a least dimension of 6.0 metres (19.69 feet) and in other than the front yard. (76-148) (79-288)

TABLE E3

FLOOR AREA RATIO TABLE

FOR "E-3" MULTIPLE DWELLING DISTRICT

Lot Size Sq. Metres		Floor Area Ratio Factor	Gross Floor Area Sq. Metres	
450.0	(4,843.76 sq.ft.)	1.70	765.0	(8,234.39 sq.ft.)
540.0	(5,812.51 sq.ft.)	1.70	918.0	(9,881.27 sq.ft.)
630.0	(6,781.26 sq.ft.)	1.70	1,071.0	(11,528.15 sq.ft.)
720.0	(7,750.02 sq.ft.)	1.70	1,224.0	(13,175.03 sq.ft.)
810.0	(8,718.77 sq.ft.)	1.70	1,377.0	(14,821.90 sq.ft.)
900.0	(9,687.52 sq.ft.)	1.70	1,530.0	(16,468.78 sq.ft.)
1,000.0	(10,763.91 sq.ft.)	1.70	1,700.0	(18,298.65 sq.ft.)
1,100.0	(11,840.30 sq.ft.)	1.70	1,870.0	(20,128.51 sq.ft.)
1,200.0	(12,916.69 sq.ft.)	1.70	2,040.0	(21,958.38 sq.ft.)
1,300.0	(13,993.08 sq.ft.)	1.70	2,210.0	(23,788.24 sq.ft.)
1,350.0	(14,531.29 sq.ft.)	1.70	2,295.0	(24,703.17 sq.ft.)
1,500.0	(16,145.87 sq.ft.)	1.734	2,601.0	(27,996.93 sq.ft.)
1,550.0	(16,684.06 sq.ft.)	1.768	2,740.4	(29,497.42 sq.ft.)
1,650.0	(17,760.45 sq.ft.)	1.802	2,973.3	(32,004.33 sq.ft.)
1,750.0	(18,836.84 sq.ft.)	1.836	3,213.0	(34,584.44 sq.ft.)
1,850.0	(19,913.23 sq.ft.)	1.87	3,459.5	(37,237.75 sq.ft.)
1,950.0	(20,989.63 sq.ft.)	1.904	3,712.8	(39,964.25 sq.ft.)
2,050.0	(22,066.02 sq.ft.)	1.938	3,972.9	(42,763.94 sq.ft.)
2,100.0	(22,604.21 sq.ft.)	1.972	4,141.2	(44,575.51 sq.ft.)
2,200.0	(23,680.60 sq.ft.)	2.006	4,413.2	(47,503.29 sq.ft.)
2,300.0	(24,756.99 sq.ft.)	2.040	4,692.0	(50,504.27 sq.ft.)
2,400.0	(25,833.39 sq.ft.)	2.074	4,977.6	(53,578.44 sq.ft.)
2,500.0	(26,909.78 sq.ft.)	2.108	5,270.0	(56,725.81 sq.ft.)

TABLE E3 (CONT'D.)

FLOOR AREA RATIO TABLE

FOR "E-3" MULTIPLE DWELLING DISTRICT

Lot Size Sq. Metres	Floor Area Ratio Factor	Gross Floor Area Sq. Metres
2,600.0 (27,986.17 sq.ft.)	2.142	5,569.2 (59,946.37 sq.ft.)
2,675.0 (28,793.46 sq.ft.)	2.176	5,820.8 (62,654.57 sq.ft.)
2,775.0 (29,869.85 sq.ft.)	2.210	6,132.7 (66,011.83 sq.ft.)
2,875.0 (30,946.24 sq.ft.)	2.244	6,451.5 (69,443.37 sq.ft.)
2,950.0 (31,753.54 sq.ft.)	2.278	6,720.1 (72,334.55 sq.ft.)
3,050.0 (32,829.93 sq.ft.)	2.312	7,051.6 (75,902.79 sq.ft.)
3,150.0 (33,906.32 sq.ft.)	2.346	7,389.9 (79,544.22 sq.ft.)
3,250.0 (34,982.71 sq.ft.)	2.380	7,735.0 (83,258.85 sq.ft.)
3,350.0 (36,059.10 sq.ft.)	2.414	8,086.9 (87,046.67 sq.ft.)
3,450.0 (37,135.49 sq.ft.)	2.448	8,445.6 (90,907.68 sq.ft.)
3,500.0 (37,673.69 sq.ft.)	2.482	8,687.0 (93,506.09 sq.ft.)
3,600.0 (38,750.08 sq.ft.)	2.516	9,057.6 (97,495.19 sq.ft.)
3,700.0* (39,826.47 sq.ft.)	2.55	9,435.0 (101,557.49 sq.ft.)

* For any lot in excess of 3,700.0 square metres (39,826.47 square feet) in area, the Floor Area Ratio remains at 2.55. (9451/61) (9626/62) (10106/63) (79-288) (80-049)

DISTANCE REQUIREMENTS

11C (6) Except as provided in subsection 7, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(7) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION TWELVE

'F' Districts

(SPECIAL WATERFRONT DISTRICT)

SECTION TWELVE - "F" DISTRICTS

(Special Waterfront District) (9704/62) (9930/63)

Requirements as to Use

12. (1) Subject to the provisions of sections 3, 18 and 19 in an F district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely;* (8158/57)

(i) a multiple dwelling; (9704/62) (9930/63)

(ii) A private club, lodge, fraternity or sorority house or labour union hall, which may include sleeping accommodation for not more than twenty persons, but this clause shall not be so construed as to permit the establishment on any premises, of an insurance benefit society or other use that is customarily carried on as a business; (9704/62) (9930/63)

(iii) A summer camp licensed as such by the Department of Health for Ontario, together with the use of tents for such purposes; (9704/62) (9930/63)

(iv) A bathing pool, bathing beach or bath house; (9704/62) (9930/63)

(v) A jetty, marina, boat-house, and facilities for sales, service and storage of boats and seaplanes; (9704/62) (9930/63)

(vi) a hotel; (9704/62) (9930/63)

(vii) An eating establishment; (9704/62) (9930/63)

(viii) An amusement park; (9704/62) (9930/63)

(ix) A building, structure or use customarily incidental to any permitted use, including the sale of bait, and the sale and rental of recreational equipment; (9704/62) (9930/63)

(2) Deleted (9704/62) (9930/63) (9141/60)

AREA REQUIREMENTS

(3) The area requirements and modification of area requirements with respect to every building and structure in an F district shall be the same as for an E-3 district. (9704/62) (9930/63)

INTENSITY OF USE

12. (4) Every lot or tract of land upon which a multiple dwelling is erected, converted or reconstructed in an F district shall have within the district, a width of at least 15.0 metres (49.21 feet) and an area of at least 450.0 square metres (4843.76 square feet). (6692/51) (9704/62) (9930/63) (79-288)

FLOOR AREA RATIO

(5) No building or structure in an "F" District shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 1.6. (9704/62) (9930/63) (10259/63)

HEIGHT REQUIREMENTS

(6) No building or structure shall exceed eight storeys or 26.0 metres (85.30 feet) in height; (76-148) (79-288)

SECTION TWELVE A

'U' Districts

(UNIVERSITY)

SECTION TWELVE A - "U" districts

(University)

Requirements as to Use

12A (1) Subject to the provisions of sections 3 and 18, in a "U" district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for any purpose save that of a university, and purposes reasonably incidental thereto and including a hospital, a radio or television transmitting station including an antenna and supporting structure, and parking of vehicles provided same are used only as appurtenant to such permitted uses, and an art gallery. (67-278)

HEIGHT REQUIREMENTS

(2) In an "U" district no building or structure except a radio or television antenna and supporting structure shall exceed 60.0 metres (196.85 feet) in height. (79-288)

AREA REQUIREMENTS

(3) In a "U" district

(a) coverage by buildings and structures shall not exceed seventy per cent of the area of the parcel provided that the total coverage of all buildings and structures within the district shall not exceed fifty per cent of the area of the district,

(b) every building or structure shall be set back from every public street a distance of 0.5 metres (1.64 feet) for every 1.0 metres (3.28 feet) of height of such building or structure and such distance shall at no place be less than 3.0 metres (9.84 feet) measured at right angles to the street line and the average distance shall be not less than 9.0 metres (29.53 feet). (79-288)

(c) wherever any lands adjoining a "U" district are in a residential district, every building and structure shall be at least 9.0 metres (29.53 feet) measured at right angles from the boundary, or at least 0.5 metres (1.64 feet) for every 1.0 metres (3.28 feet) of height of such building or structure, whichever is the greater distance, provided that where the boundary is along a public street such distance shall be measured at right

12A (3) (c) (cont'd.) angles from the nearest limit of the said public street, (79-288)

(d) Every parking area shall be distant at least 15.0 metres (49.21 feet) from the nearest boundary of a residential district; (79-288)

INTENSITY OF USE

(4) In a "U" district there shall be no requirements of a lot for a building, structure or use, but the whole district shall be divided into parcels shown on a plot plan submitted with or before each application for a building permit, which parcels shall make due allowances for all existing buildings and structures, and no change shall subsequently be made, that will have the result of leaving any building or structure in nonconformity with the requirements of this section.

FLOOR AREA RATIO

(5) No building or structure in a "U" district shall have a gross floor area greater than four times the area of the parcel on which it is situate, provided that the total gross floor area of all buildings and structures within the district shall not exceed twice the area of the district. (67-278) (68-164)

(Note: See Section 19B, S-70 for application of Subsections 3 and 5 of "U" District to the area west of Cootes Drive.)

SECTION THIRTEEN

'G' Districts

(NEIGHBOURHOOD SHOPPING CENTRE, ETC.)

SECTION THIRTEEN - "G" DISTRICTS

(Neighbourhood Shopping Centre, etc.)

Requirements as to Use

13. (1) Subject to the provisions of sections 3, 18 and 19, in a G district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8158/57)

(i) A use as permitted in a "D" district and subject to the same restrictions except where otherwise specified in this section. (10718/65)

(ia) A short-term care facility for the accommodation of not more than 6 residents. (81-27)

COMMERCIAL USES (6902/52)

(ii) A business or professional person's office;

(iii) A bank;

(iv) A photographer's or artist's studio, but not including a motion picture studio;

(v) A barber shop, hairdressing establishment, beauty parlour, massage parlour, public baths, shoe-shine parlour, caterer's shop or other such establishment for personal service, including a messenger service;

(vi) A tailor's shop, dressmaker's establishment, millinery shop, shoe repair shop or other wearing apparel workshop, or a household appliance repair shop, provided there are not more than five persons employed in the business at any time of the year, including the proprietor if working;

(vii) A restaurant or refreshment room without any dancing or other entertainment except music;

(viii) A frosted food locker plant, provided there are no more than five persons employed in the business at any time of the year, including the proprietor if working;

(ix) A retail bakery store with or without a bakery as incidental thereto, or a confectionery store with or without a candy kitchen as incidental thereto, provided in all cases, that there are no more than five persons employed in the business at any time of the year, including the proprietor if working;

13. (1) (x) Any other retail store, or a show room or sample room, including one dealing in bona fide antiques, or any establishment for the rental of bicycles or of other goods, wares or merchandise, but excepting a second-hand shop, pawnbroker's shop, plumbing fixture shop or pet shop;

(xi) A commercial lending library;

(xii) A laundry or dry-cleaning establishment using non-inflammable solvents only, or a cleaner and presser if no more than 1.127 litres (1 quart) of inflammable liquid is at any time upon the premises, or a collecting and distributing station for a laundry or dry-cleaning establishment; provided there are no more than five persons employed in any such business, at any time of the year, including the proprietor if working; (80-049)

(xiii) Parking spaces, a public parking lot or a storage garage where all gasoline storage is in underground tanks, but excepting all other kinds of public garages; (6902/52)

(xiv) A theatre or motion picture theatre with seating capacity for not more than seven hundred and fifty persons;

(xv) A business identification sign that is a wall sign of an occupancy or use, that complies with the following requirements:

1. No sign shall exceed 2.0 metres in height.

2. The total aggregate area of all the signs shall not exceed 0.5 square metres for each 0.5 metres of exterior lineal face of the building.

3. Every sign shall be parallel to the wall to which it is affixed.

4. No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination. (6902/52) (75-242) (79-288) (80-049) (81-30)

13. (1) (xva) A third party sign that is a wall sign pertaining to any commercial matter other than the wall sign referred to in clause (xv), that complies with the following requirements:

1. The total aggregate area of all the signs shall not exceed 0.5 square metres for every 0.5 metres of total street frontage on which the shopping centre abuts.

2. No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination.

3. No sign shall be situated in any required yard except to the extent of not more than 0.1 metres but only if the sign is approximately parallel with the wall of the building and is distant from the wall not more than 0.1 metres. (75-242) (79-288) (80-049) (81-30)

INCIDENTAL AND ACCESSORY USES

(xvi) A storage room or an upholsterers' workshop or other use customarily incidental to any permitted use and not hereinbefore in this section specifically mentioned or limited, but excepting the killing or dressing of livestock and the killing of fowl, and provided that every such incidental use and every accessory use is carried on upon the same premises as the permitted use, and occupies not more than twenty-five per cent of the floor area. (6902/53)

HEIGHT REQUIREMENTS

(2) In a G district, no building shall exceed two storeys, and no structure shall exceed 14.0 metres (45.93 feet), in height. (9141/60) (9438/61) (79-288) (80-049)

AREA REQUIREMENTS

(3) The following yards shall be provided within the district, and maintained as appurtenant to every building or structure in a G district:- (8927/60)

13. (3) (i) Where a front yard is required for any lot on the same side of a street between two intersecting streets, a front yard of a depth at least as great as that required for any such lot, but in no case of a depth of less than 3.0 metres (9.84 feet); (6908/52) (9438/61) (79-288) (80-049)

(ii) For a building used wholly or partly as a dwelling, a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and, for every building or structure not so used, or for a dwelling unit above commercial premises, no side yard shall be required except where the lot upon which the same is situate adjoins a district in which side yards are required, in which case there shall be a side yard along that side, of a width at least as great as that required in such adjoining district; (9438/61) and (7457/55) (79-288) (80-049)

NOTE: Side yards are, however, required by the Building By-law for fire protection, for certain types of construction.

(iii) (a) For a building used wholly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet), (9748/62) (79-288) (80-049)

(b) For a building used partly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet) for every part of the building so used, and (9748/62) (79-288) (80-049)

(c) In all other cases a rear yard of a depth of at least 4.5 metres (14.76 feet). (6902/52) (9748/62) (79-288) (80-049)

INTENSITY OF USE

(4) Every lot or tract of land upon which a dwelling is erected, converted or reconstructed in a G district, shall have within the district: (8927/60)

(i) for a single family dwelling, residential care facility, short-term care facility, lodging house, or two family dwelling, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3875.01 square feet); (9438/61) (79-288) (80-049)

(ii) Deleted (9438/61)

13. (5) Except as provided in subsection 6, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(6) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION THIRTEEN A

'G-1' Districts

DESIGNED SHOPPING CENTRE)

SECTION 13A - G-1 DISTRICTS

(Designed Shopping Centre)

Requirements as to Use

13A (1) Subject to the provisions of Sections 3, 18 and 19, in a G-1 district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8158/57)

PUBLIC USES

(i) A library, art gallery, museum, observatory, community centre, or other such cultural, recreational or community building or structure;

(ii) A bowling green, tennis court, playground, playfield, play lot or other such recreational use;

COMMERCIAL USES

(iii) Any commercial use permitted in a G district without any limitation on the number of employees, and the retailing of plumbing fixtures, and a theatre or motion picture theatre with seating capacity of not more than one thousand persons, but excepting a drive-in motion picture theatre; (7782/56)

(iiia) A carnival show, provided that the area of the land used for the Designated Shopping Centre is not less than 20,000.0 square metres (4.94 acres). (71-112) (79-288)

(iiib) A circus, provided that the area of the land used for the Designated Shopping Centre is not less than 8.0 hectares (19.77 acres). (75-330) (79-288)

(iv) A medical or dental clinic, or the office or treatment room of any doctor, dentist, osteopath or drugless practitioner;

(v) A commercial school;

(vi) A liquor dispensary or brewer's warehouse;

(vii) A pet shop;

(viii) A bowling alley or billiard room; (9974/63)

13A (1) (viiia) A place of amusement that provides only childrens' rides and penny arcades; (70-180) (76-315) (76-335)

(ix) An automobile service station, provided that all motor vehicle fuel storage is in underground tanks; (10542/64) (7977/57)

(ixa) A manual car wash, a mechanical car wash, a coin-operated car wash, a high-speed mechanical car wash. (72-224) (74-44) (76-40)

(x) A business identification sign that is a wall sign or roof sign of an occupancy or use, that complies with the following requirements:

1. No sign shall be more than 2.0 metres in height.

2. The total aggregate area of all the signs shall not exceed 0.5 square metres for each 0.5 metres of exterior lineal face of the building.

3. Every wall sign shall be parallel to the wall to which it is affixed.

4. No sign shall project more than 1.0 metres above the top of the building having only one storey, or not more than 1.0 metres above the top of the first storey of a building having more than one storey.

5. No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illuminiation.
(9822/62) (7977/57) (79-288) (80-049) (81-30)

(xi) A third party sign that is a wall sign, roof sign or ground sign pertaining to any commercial matter other than the wall sign or roof sign referred to in clause (x) and the wall sign or ground sign referred to in clause (xii), that complies with the following requirements:

1. The total aggregate area of all the signs shall not exceed 0.5 square metres for every 0.5 metres of total street frontage on which the shopping centre abuts.

13A (1) (xi) (cont'd)

2. No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination

3. No sign shall be situated in any required yard except,

(i) to the extent of not more than 0.1 metres in the case of a wall sign, or to the extent of not more than 0.5 metres in the case of a ground sign, but only if each such sign is approximately parallel with the wall of the building and is distant from the wall not more than 0.1 metres;

(ii) a ground sign where the side lot line or rear lot line abuts a commercial district or an industrial district on the same side of the street but only if,

A. the lot situate in the commercial or industrial district abutting the "G-1" District is occupied by a building that is wholly used for commercial or other permitted purposes other than residential purposes and not as an accessory building; and

B. no part of the sign or its supporting structure is less than 0.5 metres or more than 1.0 metres from any such lot line or less than 11.0 metres from any street line.

4. Where a building is more than 0.1 metres from any required yard, no part of the sign or its supporting structure shall be distant more than 0.5 metres from the building. (7977/57) (9438/61) (79-288) (80-049) (81-30)

(xii) A shopping centre identification sign that is a wall sign or ground sign that complies with the following requirements:

1. Not more than two signs shall be erected on a lot having more than one street frontage.

2. No sign shall be more than 21.0 square metres in area.

3. Not more than 6.0 square metres of sign area may be used for either temporary advertising or business identification, or any combination thereof.

13A (1) (xii) (cont'd) 4. Every wall sign shall be parallel to the wall to which it is affixed.

5. No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination. (7977/57) (73-294) (81-30)

NOTE: Signs permitted under the provisions of Sub-sections (ix), (x), (xi) and (xii) of this Section are also required to be in conformity with the provisions of By-law No. 4797 To Regulate the Erection of Buildings and Structures and Provide for the Safety of Buildings, Structures and Premises, and of any other by-law regulating signs.

INCIDENTAL AND ACCESSORY USES

13A (1) (xiii) Any uses customarily incidental to any permitted use and not hereinbefore in this specifically mentioned or limited, provided that every such incidental use and every accessory use is carried on upon the same premises as the permitted use, and occupies not more than twenty-five per cent of the floor area.

Provided that said limitation of 25% of the floor area shall not apply to storage in a cellar or basement. (7782/56)

DESIGN REQUIREMENTS

(2) Repealed (74-78) Design Requirements (7389/54)

(2) (a) (73-294) (75-8) (79-288) (80-049) Repealed (81-30)

(b) (73-294) Repealed (81-30)

HEIGHT REQUIREMENTS

13A (3) In a G-1 district, no building shall exceed three storeys, and no structure shall exceed 14.0 metres (45.93 feet), in height. (7782/56) (9141/60) (79-288)

AREA REQUIREMENTS

13A (4) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a G1 district: (8927/60) (9563/62)

(a) Where any such building or structure is no more than 12.0 metres (39.37 feet) in height, a front yard of a depth of at least 11.0 metres (36.09 feet), and side yards and a rear yard each of a width or depth, respectively, of at least 9.0 metres (29.53 feet), along the limits of the said G1 District; (9563/62) (79-288)

Provided that where any side yard or rear yard adjoins a street, the width or depth as the case may be, shall in every such case be at least 11.0 metres (36.09 feet); and (9563/62) (79-288)

(b) Where any such building or structure is of a height of more than 12.0 metres (39.37 feet), side yards and a front yard and a rear yard along the limits of the said G1 District, each greater by 0.5 metres (1.64 feet) in width or depth, respectively for every 0.5 metres (1.64 feet) or fraction thereof that such building or structure exceeds 12.0 metres (39.37 feet) in height. (9563/62) (79-288)

Provided that in the case of an automobile service station there may be erected at a distance of not less than 4.5 metres (14.76 feet) from the nearest street line and at a height of at last 3.0 metres (9.84 feet) from the ground to the bottom of the sign, one business identification sign of an area of vertical projection of not more than 3.5 square metres (37.67 square feet), and in addition, fuel pump islands may also be located at a distance of not less than 4.5 metres (14.76 feet) from the nearest street line and on each fuel pump island there may be erected one business identification sign constructed in accordance with the foregoing requirements. (10542/64) (79-288)

INTENSITY OF USE

13A (5) Every lot or tract of land in a G1 district shall have an area of at least 4,000.0 square metres (0.99 acres); (8927/60) (8973/60) with the district (9438/61) (79-288)

PARKING SPACE REQUIREMENTS

13A (6) Parking spaces shall be provided off the street, equal in area including access driveways, to at least three times the ground floor area of the building or buildings, notwithstanding the lesser requirements of Section 18 (3) of this by-law, and all lighting facilities shall be arranged so as to reflect away from adjacent residential property. No part of any parking lot shall be closer than 1.5 metres (4.92 feet) to any residential district, and the intervening space between the parking lot and the district boundary shall be suitably landscaped to screen the parking lot from adjacent residential property. (7389/54) (79-288)

(7) Subsection 6 of section 6 and section 19C shall not apply to clauses (iiia), (iiib) and (viiia) of subsection 1. (75-330)

(8) The requirements of section 13A for building coverage, parking space and manoeuvring space in this by-law shall not apply to clauses (iiia), (iiib) and (viiia) of subsection 1. (7389/54) (75-330)

SECTION THIRTEEN B

'G2' Districts

(REGIONAL SHOPPING CENTRES)

SECTION 13B - G2 DISTRICTS

(Regional Shopping Centres)

Requirements as to Use

13B (1) Subject to the provisions of Sections 3, 18 and 19, in a G2 District no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8329/58)

(i) Any uses permitted in a H District.

(ia) A hotel; (78-184)

(ib) A tavern; (78-184)

(ic) A billiard room, bowling alley, shooting gallery, public hall, music hall, theatre or other place of amusement; (78-184)

(id) An undertaker's establishment or funeral home if there is no crematorium; (78-184)

(ie) A massage parlour, public bath; (78-184)

(ii) the use permitted by clause (viiia) of Subsection 1 of Section 13A. (70-180)

(ii) A carnival show, provided that the area of land used for the Regional Shopping Centre is not less than 20,000.0 square metres (4.94 acres). (71-112)

(ii) a use permitted in clause (ixa) of subsection 1 of section 13A (72-224)

(iv) a circus, provided that the area of the land used for the Regional Shopping Centre is not less than 8.0 hectares (19.77 acres). (75-330)

(2) Repealed (74-78) Design Requirements. (8329/58)

HEIGHT REQUIREMENTS

(3) In a G-2 district, no building shall exceed ten storeys, and no structure shall exceed 37.0 metres (121.39 feet), in height. (9141/60) (79-288)

AREA REQUIREMENTS

13B (4) (a) No building or structure in a G2 District shall be located closer to a street than 9.0 metres (29.53 feet); (79-288)

(b) In a G2 District, no building or structure which lies within the horizontal plan projected at right angles from any side of any other building or structure at ground level shall be located closer to such other building or structure than one-half the height of the taller of the said buildings or structures.

INTENSITY OF USE

(5) No G2 District shall have an area of less than 16.0 hectares (39.54 acres). (79-288)

PARKING SPACE REQUIREMENTS

(6) Notwithstanding the requirements of Section 18 (3) (iv) of this By-law, office buildings and retail stores in a G2 District shall be subject to the following parking requirements;

(a) Office Buildings: For office buildings, there shall be provided at least 28.0 square metres (301.99 square feet) of Parking Spaces, manoeuvring space of access driveways, for every 46.0 square metres (495.14 square feet) of gross floor area; (79-288)

(b) Retail Stores: For retail stores, there shall be provided at least 28.0 square metres (301.99 square feet) of Parking Spaces, manoeuvring space and access driveways, for every 28.0 square metres (301.99 square feet) of gross floor area. (8329/58) (79-288)

(7) Subsection 6 of section 6 and section 19C shall not apply to clauses (ii), (iii) and (iv) of subsection 1. (75-330)

(8) The requirements of section 13B for building coverage, parking space and manoeuvring space in this by-law shall not apply to clauses (ii), (iii) and (iv) of subsection 1. (75-330) (8329/58)

13B (9) Except as provided in subsection 10, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(10) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION THIRTEEN C

'G-3' Districts

(PUBLIC PARKING LOTS)

SECTION 13 C - G-3 DISTRICTS

(Public Parking Lots)

Requirements as to Use

13C (1) In a G-3 district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than the following uses, namely: (8987/60)

(i) the parking of not more than six taxi-cabs and the parking of ordinary passenger automobiles except buses;

(ii) one building of a height of not more than 4.0 metres (13.12 feet) and an area of not more than 6.0 square metres (64.58 square feet), for use only as a shelter for attendants in charge; (79-288)

(iii) one directional sign at each point of ingress and egress, each said sign of a size not exceeding 1.2 square metres (12.92 square feet), and one information sign at each point of ingress and egress, each said sign of an area of not more than 3.0 square metres (32.29 square feet), and having nothing nothing thereon except to indicate that it is a parking lot, the name of the owner, and the fees, if any, for parking; (79-288)

DISTANCE FROM COMMERCIAL OR INDUSTRIAL DISTRICTS

(2) No part of a public parking lot in a G-3 district shall be farther from the nearest boundary of a commercial or industrial district than 60.0 metres (196.85 feet); (79-288)

AREA REQUIREMENTS

(3) The following yards and lot areas shall be provided within the district and maintained as appurtenant to a public parking lot in a G-3 district: (9438/61)

(i) such front yard as is required in any adjoining residential district, on that part of the public parking lot which is distant 12.0 metres (39.37 feet) or more from the adjacent commercial district. (9519/61) (79-288)

(ii) no side yard or rear yard shall be required, but any parking space located adjacent to a side lot line or rear lot line of a public parking lot shall be at least

13C (3) (ii) (cont'd.) 1.5 metres (4.92 feet) from any residential building in an adjacent residential district. (9519/61) (79-288)

(iii) A suitable fence not less than 1.2 metres (3.94 feet) nor more than 2.0 metres (6.56 feet) high shall be erected along every side lot line or rear lot line of a public parking lot which adjoins a residential district. (9519/61)

PAVING, ETC.

(4) All areas used for parking shall be paved with asphalt or concrete, and so graded or drained as to ensure that surface water will not escape to neighbouring lands, and, wherever the surface of the parking area is more than 0.1 metres (3.94 inches) higher or lower than any adjoining land, a suitable retaining wall shall be constructed along the edge of the parking area or along the lot line,- and suitable driveways for ingress and egress, to and from a street or alley, shall also be paved as aforesaid, but not so as unnecessarily to occupy more of a required yard than reasonably necessary. (79-288)

LIGHTING

(5) Suitable lighting facilities shall be so installed and maintained as to ensure that the light is deflected away from all nearby residential districts, and any lighting of signs shall similarly be so deflected. (8987/60)

SECTION THIRTEEN D

'G-4' Districts

(DESIGNED NEIGHBOURHOOD SHOPPING AREA)

SECTION 13 D - "G-4" DISTRICT

(Designed Neighbourhood Shopping Area)

Requirements as to Use

13D (1) Subject to the provisions of Section 3, 18 and 19, in a "G-4" district, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely: (9058/60) (9144/60)

A PUBLIC AND INSTITUTIONAL USES

Notwithstanding the provisions of subsection 3 of section 3, the erection and construction of buildings or structures for, or the use of land for Public or Institutional use therein mentioned is hereby prohibited in a "G-4" District.

B COMMERCIAL USES

(i) Retail grocery store;

(ii) Retail drugstore;

(iii) Retail stationer;

(iv) Restaurant or refreshment room without any dancing or other entertainment except music;

(v) Retail delicatessen store;

(vi) Retail bakery or confectionery store;

(vii) Barbershop, hairdressing establishment or beauty parlour;

(viii) Retail hardware store;

(ix) Shoe repair shop;

(x) A collecting and distributing station for a laundry or dry cleaner;

(xi) Retail dry goods store or a retail women's or men's clothing store;

(xii) Bank;

13D (1) (xiii) Offices for medical or dental practitioners;

(xiv) Offices for use by insurance agents, lawyers, auditors or realtors;

(xv) A photographer's studio except a motion picture studio;

(xvi) A commercial lending library;

(xvii) For each establishment, a window sign or an outdoor advertising or other sign of the kind known as a wall sign, of an area of not more than 2.5 square metres (26.91 square feet), not overhanging a highway and not extending more than 5.0 metres (16.40 feet) above grade or more than 1.0 metres (3.28 feet) above the top of the first storey of the building to which the same is attached, whichever is the higher, provided that not more than one such sign shall be permitted facing each street upon which each establishment abuts; and provided further that no such sign shall be illuminated otherwise than by non-flashing indirect lighting. (79-288)

C ACCESSORY AND INCIDENTAL USES (9235/61)

Any accessory use except the killing or dressing of livestock and the killing of fowl, provided that no such accessory use occupies more than twenty-five per cent of the floor area of the principal use to which it is accessory.

(2) Repealed (74-78) (Design Requirements)

HEIGHT REQUIREMENTS

(3) In a G-4 district, no building shall exceed two storeys, and no structure shall exceed 9.0 metres (29.53 feet), in height. (9141/60) (79-288)

AREA REQUIREMENTS

(4) The following yards shall be provided and maintained as appurtenant to every building or structure in a "G-4" district:

(i) A front yard of a depth of at least 6.0 metres (19.69 feet); (79-288)

13D (4) (ii) A side yard along each side lot line of a width of at least 6.0 metres (19.69 feet); and (79-288)

(iii) A rear yard of a depth of at least 7.5 metres (24.61 feet). (79-288)

INTENSITY OF USE

(5) Every lot or tract of land in a G-4 District shall have an area of at least 900.0 square metres (9,687.52 square feet) and not more than 4,000.0 square metres (0.99 acres), and shall have a width of at least 30.0 metres (98.43 feet), and a depth of not less than 30.0 metres (98.43 feet) nor more than 45.0 metres (147.64 feet). (9488/61) (79-288)

PARKING SPACE AND ACCESS DRIVEWAY REQUIREMENTS

(6) Off-street parking spaces shall be provided in the ratio of one parking space for every 3.0 metres (9.84 feet), measured to the nearest whole unit thereof of length of the building frontages facing the street or streets upon which the lot abuts. Such parking spaces shall be provided in the rear yard, or in side yards, and shall be connected to the street or streets by a driveway having a width of at least 3.0 metres (9.84 feet) for one-way operation, and of at least 6.0 metres (19.68 feet) for two-way operation. (9058/60) (9144/60) (79-288)

SECTION FOURTEEN

'H' Districts

(COMMUNITY SHOPPING AND COMMERCIAL, ETC.)

SECTION FOURTEEN - "H" DISTRICTS

(Community Shopping and Commercial, Etc.)

Requirements as to Use

14. (1) Subject to the provisions of sections 3, 18 and 19, in an H district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely;- (8158/57)

RESIDENTIAL USES

(i) A hostel, lodging house, tourist home and a tourist camp for the accommodation of not more than 50 persons. (6692/51) (7977/57) (6520/61) (10346/64) (78-184) (81-27)

(ii) A single family dwelling on any vacant lot which adjoins a lot upon which is located a dwelling or a multiple dwelling; or a single family dwelling on a vacant lot where more than half of the lots on the same side of the street between two intersecting streets are the sites of dwellings, multiple dwellings, or buildings containing dwelling units; (6692/51) (9655/62)

(iii) One or two dwelling units in the same building with a commercial use permitted in the district. (9655/62)

(iiia) One dwelling unit for each 180.0 square metres (1,937.50 square feet) of area of the lot upon which the building is situate provided that the building does not exceed 2 stories in height and provided further that the gross floor area of the building used for dwelling units does not exceed the gross floor area used for commercial purposes. (10700/65) (79-288) (80-049) (81-27)

(iiib) A residential care facility for the accommodation of not more than 20 residents. (81-27)

(iiic) A short-term care facility for the accommodation of not more than 20 residents. (81-27)

INSTITUTIONAL USES

(iv) Any institutional uses as permitted in an E district;

(v) A sanitarium, if at least a 30.0 metres (98.43 feet) from a residential district; (9438/61) (79-288) (80-049)

(vi) A goal, reformatory, training school, industrial refuge or other such place of detention, if at least 30.0 metres (98.43 feet) from a residential district; (9438/61) (79-288) (80-049)

PUBLIC USES

14. (1) (vii) Any public use as permitted in an E or G district;

COMMERCIAL USES

(viii) Any commercial use permitted in an "E " or "G" District without limitation of the number of employees except a massage parlour, public bath or a theatre. (78-184)

(ix) A pharmaceutical, chemical, physical or optician's Laboratory, but not including a factory;

(x) A commercial school or a motion picture studio;

(xi) A second-hand goods shop, pawnbroker's shop, pet shop, open-air market or retail store of any kind, including a liquor dispensary or brewer's warehouse. (7058/53) (7129/53)

Provided, however, that a second-hand goods shop in an H district shall be one where there are sold or offered or exposed for sale only clothes, jewelry, watches, clocks, flatware, tableware, house furniture, house furnishings or other such houshold or personal effects, and by retail only, and where no second-hand pipe or other plumbing or building materials or fixtures are sold or offered or exposed for sale, or kept or had, nor any second-hand motor vehicle or bicycle parts, tires or accessories, nor any scrap metal, waste paper, rags, bones, bottles or other such second-hand or salvaged materials or things; (7085/53)

(xii) Repealed (78-184)

(xiii) Repealed (78-184)

(xiv) An auctioneer's premises, a book-binder's or carpenter's shop which is not a factory, any automobile service station or other public garage excluding all body and fender repairing for which special equipment is usually used, and provided that all gasoline storage is in underground tanks, a gunsmith's or locksmith's shop, a painter's shop which is merely incidental to a permitted use but not including spray painting, or a plumber's shop or other workshop, but excepting a blacksmith's shop, welder's shop, tinsmith's shop, auto body and fender repair shop, auto wrecking or salvage shop, or any shop which is a factory; (6908/52) (78-184)

14. (1) (xv) An animal hospital, kennel or any building or structure where animals are commercially kept or raised, if distant at least 30.0 metres (98.43 feet) from any residential district, but this clause shall not be construed as permitting a livery stable or riding academy, or as limiting the location of a pet shop; (9438/61) (79-288)

(xvi) A billboard, roof-sign, overhanging sign or other sign or notice;

(xvii) Storage of goods to be manufactured, assembled or sold upon the premises, if occupying not more than twenty-five per cent of the floor area;

(xviia) either a manual car wash or a mechanical car wash, utilizing not more than one bay or stall, accessory to an automobile service station or public garage if, (72-224)

(a) the car wash is in the same building, and

(b) not more than 30% of the gross floor area of the service station or other public garage building is used for the purpose of the car wash, and (73-128) (74-44) (74-46) (76-40).

Explanatory Note:

By-law No. 76-40 states as follows:

1. By-law No. 72-224 passed on the 30th day of August, 1972, and re-enacted by By-law No. 74-44 passed on the 26th day of February, 1974, as amended by By-law No. 73-128 passed on the 24th day of April, 1973, and re-enacted by By-law No. 74-46 passed on the 26th day of February, 1974, shall not apply to,

(a) a manual car wash, mechanical car wash, coin-operated car wash or high speed mechanical car wash erected or constructed and in operation prior to August 30, 1972;

(b) the automobile service station located at the north-east corner of Mohawk Road East and Upper Wellington Street, more particularly shown on Schedule "A" hereto annexed and forming part of this by-law.

INDUSTRIAL USES

14. (1) (xviii) Any industrial use as permitted in a G district or any manufacture normally incidental to a permitted use conducted on the premises, if no more than twenty-five per cent of the floor area is occupied by power-driven mechanical equipment;

INDUSTRIAL USES-

Textiles and Textile Products

(xix) A commission dyeing plant, if merely incidental to a dry-cleaning establishment, and occupying not more than twenty-five per cent of the floor-area;

INDUSTRIAL USES-

Wood and Paper Products

(xx) A printing establishment, if not more than twenty-five per cent of the floor area is occupied by power-driven mechanical equipment;

INDUSTRIAL USES-

Miscellaneous

(xxi) An artificial ice plant having a capacity of not more than 18.18 tonnes (20 tons) daily, together with storage facilities as incidental thereto, of a capacity of not more than 18.18 tonnes (20 tons);

HEIGHT REQUIREMENTS

(2) (i) Except as provided in subclause (ii), no building or structure shall exceed four storeys or 17.0 metres (55.77 feet) in height; (9141/60) (9520/61) (76-148) (79-288)

(ii) Where side yards are not less than 3.0 metres (9.84 feet) wide, the height of a building or structure shall not exceed eight storeys or 26.0 metres (85.30 feet) in height. (76-148) (79-288)

14. (3) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in an H district; (8927/60)

(i) Where a front yard is required for any lot on the same side of a street between two intersecting streets, a front yard of a depth at least as great as that required for any such lot; (6908/52) (9438/61)

(ii) (a) for a building used wholly or partly for human habitation except for a hostel,tourist home, and a tourist camp, if not over two and a half storeys or 11.0 metres (36.09 feet) in height, then a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and if higher, then at least 2.7 metres (8.86 feet), and for a building or structure not so used, no side yard shall be required, except where the lot upon which the same is situate adjoins a district in which side yards are required, in which case there shall be a side yard along that side, of a width at least as great as that required in such adjoining district; (6908/52) (9438/61) (76-67) 79-288) (80-049) (81-27)

Provided however, that when dwelling units occur above business uses, the foregoing shall not apply to require side yard; (but see Building Regulations for front and rear light and ventilation requirements in such cases).

NOTE: Side yards are however, required by the Building By-law for fire protection, for certain types of construction.

(b) For a hostel, tourist home and a tourist camp, if not over three storeys or 11.0 metres (36.09 feet) in height, then a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and if over three storeys or 11.0 metres (36.09 feet) in height, then at least 2.7 metres (8.86 feet), provided that for every storey above the fourth storey, the width of each side yard shall be greater by an additional 1.0 metres (3.28 feet); (76-67) (79-288) (80-049) (81-27)

(iii) (a) For a building used wholly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet) (6908/52) (9655/62) (79-288) (80-049)

14. (3) (iii) (b) For a building used partly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet) for every part of the building so used; and (9655/62) (79-288) (80-049)

(c) In all other cases a rear yard of a depth of at least 4.5 metres (14.76 feet). (6724/51) (9655/62) (79-288) (80-049)

INTENSITY OF USE

(4) Every lot or tract of land upon which a dwelling is erected, converted or reconstructed in an H district shall have within the district: (9655/62)

(i) For a single family dwelling, residential care facility, short-term care facility, or lodging house, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet); (9655/62) (79-288) (80-049) (81-27)

(ii) For one or two dwelling units in the same building with a commercial use, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet). (9655/62) (79-288) (80-049)

FLOOR AREA RATIO

(5) No building or structure in an "H" District shall have a gross floor area of more than four times the area within the district of the lot on which it is situate. (9520/61) (10259/63)

PRIOR EXISTING USES

(6) The following uses existing on the date of the passing of By-law No. 78-184 and any alteration, extention or enlargement of the continuing uses after the passing of the by-law shall be permitted: (78-184 passed 28th June 1978)

(i) A hotel; (78-184)

(ii) A tavern; (78-184)

(iii) A billiard room, bowling alley, shooting gallery, penny arcade, public hall, music hall, theatre or other place of amusement except a travelling show within the meaning of The Travelling Shows Act, and excepting also a carnival show, circus, trained animal show, merry-go-round, roller coaster, race track and other such places of amusement; (78-184)

14. (6) (iv) An undertaker's establishment or funeral home if there is no crematorium; (78-184)

(v) A massage parlour, public bath; (78-184)

DISTANCE REQUIREMENTS

(7) Except as provided in subsection 8, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(8) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION FOURTEEN A

'HH' Districts

(RESTRICTED COMMUNITY SHOPPING AND COMMERCIAL DISTRICT)

SECTION FOURTEEN A - "HH" DISTRICTS

(Restricted Community Shopping and Commercial District)

14A (1) Subject to the applicable provisions of Sections 3, 18 and 19, in an "HH" District no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used for other than one or more of the following uses, namely: (8320/58)

(a) a single-family dwelling, provided same is attached to a commercial use permitted in this district;

(b) a hotel; provided that not more than 50% of the hotel bedrooms contain any facilities for cooking, preparing or storage of food, and further provided that one off-street parking space will be provided for every hotel bedroom containing such facilities. (10276/64)

(c) as provided in clauses viii, ix, x, xi, xiv, xvi and xvii of subsection 1 of section 14. (78-184)

Provided, however, that save as hereinafter in this section provided, no wall sign, roof sign or ground sign shall have a vertical dimension of more than 3.5 metres (11.48 feet), 4.5 metres (14.76 feet) or 6.0 metres (19.69 feet) respectively, and that the aggregate area of vertical projection of all such signs, except the business identification sign hereinafter in this section mentioned, shall be not more than 1.0 square metres (10.76 square feet) per 0.5 metres (1.64 feet) of street frontage of the lot. (9454/61) (79-288)

(ca) A tavern; (78-184)

(cb) A billiard room, bowling alley, shooting gallery, penny arcade, public hall, music hall, theatre or other place of amusement except a travelling show within the meaning of The Travelling Shows Act, and excepting also a carnival show, circus, trained animal show, merry-go-round, roller coaster, race track and other such places of amusement; (78-184)

(cc) An undertaker's establishment or funeral home if there is no crematorium; (78-184)

(cd) A massage parlour, public bath. (78-184)

(d) an accessory use only as permitted in clause (xviia) of subsection 1 of section 14. (72-224) (76-40)

14A (2) In an HH district, no building shall exceed four storeys, and no structure shall exceed 17.0 metres (55.77 feet), in height. (9141/60) (79-288)

(3) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in an "HH" district. (8927/60)

(a) a front yard of a depth of at least 12.0 metres (39.37 feet); (9056/60) (9138/60) (9234/61) (9454/61) (79-288)

Provided that there may nevertheless be located at a distance of not less than 3.0 metres (9.84 feet) from the nearest street line, and a height of at least 3.0 metres (9.84 feet) from the ground to the bottom of the sign, one business-identification sign of an area of vertical projection of not more than 0.1 square metre (1.08 square feet) per 0.3 metres (0.98 feet) of street frontage of the lot, having its supporting structure so designed and constructed as not to obstruct the view from any direction, to a greater degree than is reasonably necessary; (9454/61) (79-288)

And Provided Further, that in the case of an automobile service station, there may be located at a distance of not less than 3.0 metres (9.84 feet) from the nearest street line one business identification sign as aforesaid, but of an area of vertical projection of not more than 3.5 square metres (37.67 square feet), and, in addition, fuel pump islands may also be located at a distance of not less than 3.0 metres (9.84 feet) from the nearest street line, and on each fuel pump island there may be erected one business identification sign constructed in accordance with the foregoing requirements and having an area of not more than 3.5 square metres (37.67 square feet). (9454/61) (79-288)

(b) where the lot upon which a building or structure is situate adjoins a district in which side yards are required, there shall be along that side a side yard of a width at least as great as that required in such adjoining district, but where an access road is provided along either side, it shall have a width of at least 6.0 metres (19.69 feet) at its narrowest part; and (9438/61) (79-288)

(c) a rear yard of a depth of at least 6.0 metres (19.69 feet). (79-288)

14A (4) Every lot or tract of land in an "HH" District shall have a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet) within the district; (9438/61) (9056/60) (79-288)

Provided, however, that every lot or tract of land upon which a hotel is erected, converted or reconstructed, in an "HH" District shall have a width of at least 15.0 metres (49.21 feet) and an area of at least 450.0 square metres (4,843.76 square feet) within the district; (9056/60) (9438/61) (79-288)

(5) Notwithstanding any other provisions of this section, (78-24)

(a) clauses (iv)(ad), (iv)(b), (iv)(b)(1) and (iv)(d) of subsection 3 of section 18 shall not apply, and except as provided in clause (b), parking space shall be provided and maintained, (78-24)

(i) on the same lot, and

(ii) within an area including access driveways,

A where there is one building, of at least twice the area of the entire first storey of the building; or

B where there is more than one building of at least twice the area of the entire first storeys of all the buildings;

(b) where the area of the first storey of the building or buildings on the lot is 185.0 square metres (1,991.32 square feet) or less, parking space shall be provided and maintained on the same lot within an area including access driveways and manoeuvring space of at least the area of the required front yard. (8320/58) (9056/60) (78-24) (79-288)

SECTION FIFTEEN

'I' Districts

(CENTRAL BUSINESS DISTRICT, ETC.)

SECTION FIFTEEN - "I" DISTRICTS

(Central Business District, etc.)

15. (1) Subject to the provisions of sections 3, 18 and 19, in an I district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8158/57)

(i) Any residential, institutional or public use except a cemetery, mausoleum or columbarium; (9438/61)

COMMERCIAL USES

(ii) Any commercial use which is permitted in a residential district or other commercial district; (9438/61)

(iii) A travelling show within the meaning of The Travelling Shows Act, a circus, trained animal show, carnival or other such place of amusement of a transient nature, together with the use of tents for such purposes; (not including race tracks, etc. - see J district)

(iv) A blacksmith's shop where no more than three persons are employed at any time of the year, including the proprietor if working;

(v) A carpenter's shop which is not a factory;

(vi) A book-binder's or upholsterer's shop;

(vii) A painter's shop, except spray-painting, provided, however, that spray painting may be done if merely incidental to a permitted use, and if carried on in a separate building of fire-resistive construction, in which no other use is carried on;

(viii) An auto body and fender repair shop or other public garage, a tinsmith's shop, welder's shop or any other shop which is not a factory;

(ix) A solid fuel supply yard, provided that the capacity is not more than 45.0 tonnes, unless all coal and coke is stored in dust-proof containers and effectual means are employed to minimize the emission of dust; (80-049)

(x) An underground fuel oil storage or gasoline storage tank if merely incidental to a permitted use;

15. (1) (xi) A warehouse, a builder's supply yard, a building contractor's yard or any other such storage, but excepting (7085/53) (7701/56)

(a) storage of fuel or gasoline save as herein-before limited; (7701/56)

(b) storage of any nitrate, acid, explosive or any other dangerous or toxic substance; (7701/56)

(c) a grain elevator; (7701/56)

(d) storage or raw hides or skins; (7701/56)

(e) storage or accumulation of industrial waste; (7701/56)

(f) storage of second-hand pipe, bricks, lumber or other second-hand building materials, fixtures or appurtenances; (7701/56)

(g) storage of second-hand motor vehicle or bicycle parts, tires or accessories or of used motor vehicles not in operative condition, and which are not on the premises of a public garage for repair; (7701/56)

(h) storage of scrap metal, waste paper, rags, bones, bottles or other such second-hand or salvaged materials or things; (7085/53) (7701/56)

(xii) A cartage, express or truck transport yard or terminal, or a shipping, trans-shipping or distributing depot;

(xiii) A livery stable or other commercial stable, if distant at least 30.0 metres (98.43 feet) from a residential district; (9438/61)

INDUSTRIAL USES

(xiv) any handicraft industry, any electroplating, enamelling, japanning or lacquering that is incidental to a permitted use, subject, however, to the above proviso relating to spray painting, any industrial use as permitted in an H district, or any following industrial use permitted in an I district, provided

(a) that no more than fifty per cent of the floor area is occupied by power-driven mechanical equipment; and

15. (1) (xiv) (b) that all lumber storage is limited to an aggregate area of not more than 93.0 square metres (1001.04 square feet) of floor area or ground area, and is either situate in a concrete or masonry building at least 3.0 metres (9.84 feet) from the nearest street line, or is otherwise at least 6.0 metres (19.69 feet) from the nearest street line, and in either case is at least 9.0 metres (29.53 feet) from the nearest other lot line, building, or structure and separated from the street by a close-board fence at least 2.0 metres (6.56 feet) high, or other protection as effectual to prevent access by children playing. (79-288)

All the following industrial uses shall be subject to the conditions set forth in provisos (a) and (b) of paragraph (xiv) above: (6902/52)

INDUSTRIAL USES

Vegetable Products

(xv) A soft-drink bottling works or a miscellaneous vegetable food products factory, except the manufacture of yeast, dextrine, starch or glucose, and the refining of sugar;

INDUSTRIAL USES

Animal Products

(xvi) A meat products plant which is merely incidental to a delicatessen store and occupies not more than fifty per cent of the floor area;

INDUSTRIAL USES

Textiles and Textile Products

(xvii) The manufacture of tents, awnings, knitted goods or other textile products if merely incidental to a retail store and if such manufacture occupies not more than fifty per cent of the floor area, but not including shoddy or felt manufacture, wool-pulling or scouring, or wool carbonizing or hair treatment;

Wood and Paper Products

15. (1) (xviii) A printing establishment;

(xix) A paper products factory except the manufacture of building paper, tar or asphalt composition roofing, saturated paper, excelsior or fibre;

(xx) A wood products factory except a cooperage works or the manufacture of excelsior or fibre, provided

(a) that there is no hammering or stamping by power machinery, and no kiln; and

(b) that there is no power-driven mechanical equipment operated by other than an electric motor of a rating of 746.0 watts (1 horse power) or less; (79-288)

INDUSTRIAL USES

Iron and Steel and their Products, and Manufactures of the non-Ferrous Metals

(xxi) A jewelry factory or small metal wares factory having no hammering, stamping or other operation by power-driven mechanical equipment operated by other than an electric motor of a rating of 746.0 watts (1 horse power) or less; (79-288)

INDUSTRIAL USES

Manufactures of the Non-Metallic Minerals

(xxii) A ceramics factory, if wholly enclosed, and having all heat-processing powered only by gas, oil or electricity, and having no gas or electricity generated on the premises;

INDUSTRIAL USES

Chemical and Allied Industry

(xxiii) The manufacture of dyestuffs or a pharmaceuticals factory, except the manufacture of disinfectants or

INDUSTRIAL USES (CONT'D.)

(Chemical and Allied Industry)

15. (1) (xxiii) (cont'd.) insecticides, and provided there is no hammering or stamping by power machinery, and no grinding or other operation by power-driven mechanical equipment operated by other than an electric motor of a rating of 746.0 watts (1 horse power) or less;

INDUSTRIAL USES

Miscellaneous

(xxiv) A factory for the manufacture of

brooms, brushes, mops, carpet sweepers, artificial flowers and feathers, fountain pens and pencils, artificial ice, electric lamps and lamp shades, mattresses, musical instruments, regalia and society emblems, electric signs and other signs, stamps and stencils, statuary, art goods and novelties, toys, umbrellas, or

any other products of Miscellaneous Products industry as classified in the reports of the Dominion Bureau of Statistics for Manufacturing Industries published in the year A.D. 1948,

Provided:

(a) That there is no hammering or stamping operation by power machinery, and no kiln; and

(b) That there is no power-driven mechanical equipment operated by other than an electric motor of a rating of 746.0 watt (one horse power) or less. (79-288)

HEIGHT REQUIREMENTS

(2) (i) Except as provided in clause (ii), no building or structure shall exceed ten storeys or 37.0 metres (121.39 feet) in height. (76-148) (79-288)

(ii) Where the average angle of light obstruction for a building or structure does not exceed 75 degrees from the centre line of any street upon which the lot abuts, upon which such building or structure is situate, the height of the building or structure shall not exceed thirty storeys or 100.0 metres (328.08 feet). (9141/60) (76-148) (10379/64) (79-288)

15. (3) The following yards shall be provided within the district, and maintained, as appurtenant to every building and structure in an I district: (8927/60)

(i) Where a front yard is required for any lot on the same side of a street between two intersecting streets, a front yard of a depth at least as great as that required for any such lot; (9438/61)

(ii) for a building used wholly or partly for human habitation, if not over two and a half storeys or 11.0 metres (36.09 feet) in height, then a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and for four storeys or 16.0 metres (52.49 feet) in height, then at least 2.7 metres (8.86 feet), and for every storey above the fourth storey, the width of each side yard shall be greater by an additional 1.0 metres (3.28 feet); and for a building or structure not so used, no side yard shall be required, except where the lot upon which the same is situate adjoins a district in which side yards are required, in which case there shall be a side yard along that side, of a width at least as great as that required in such adjoining district, except where such adjoining district is a Residential District, in which case the side yard shall have a width of at least 4.5 metres (14.76 feet); (9438/61) (79-288)

Provided, however, that when dwelling units occur above business uses, the foregoing shall not apply to require side yards; (but, see Building Regulations for front and rear light and ventilation requirements in such cases). (7014/52)

NOTE: Side yards are, however, required by the Building By-Law for fire protection, for certain types of construction.

(iii) (a) For a building used wholly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet), (6902/52) (9748/62) (79-288)

(b) For a building used partly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet) for every part of the building so used, and (9748/62) (79-288)

(c) In all other cases a rear yard of a depth of at least 4.5 metres (14.76 feet). (9748/62) (79-288)

INTENSITY OF USE

15. (4) Every lot or tract of land upon which a dwelling or multiple dwelling is erected, converted or reconstructed in an I district shall have, within the district; (8927/60) (10346/64)

(i) for a single-family dwelling, residential care facility, short-term care facility, lodging house, or two-family dwelling, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet); (79-288) (80-049) (81-27)

(ii) for a three-family dwelling, a width of at least 12.0 metres (39.37 feet) and an area of at least 405.0 square metres (4,359.38 square feet); (79-288) (80-049)

(iii) for a multiple dwelling, a width of at least 15.0 metres (49.21 feet), and an area of at least 450.0 square metres (4,843.76 square feet), or of at least 65.0 square metres (699.65 square feet) per dwelling unit, whichever is the greater, and (79-288) (80-049)

(iv) (Deleted by 10346/64).

FLOOR AREA RATIO

(5) No building or structure in an I district shall have a gross floor area of more than eleven times the area of the lot upon which it is situate; (10379/64)

Provided that for every 93.0 square metres (1,001.04 square feet) by which the area of the lot exceeds 540.0 square metres (5,812.51 square feet), said ratio may be increased by the proportion of .025; (10379/64) (79-288) (80-049)

And Provided Further, that for every 0.3 metres (0.98 feet) of street frontage in excess of 18.0 metres (59.06 feet), said ratio may be increased by the proportion of .0025. (10379/64) (79-288) (80-049)

DISTANCE REQUIREMENTS

(6) Except as provided in subsection 7, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

15. (7) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION FIFTEEN A

'HI' Districts

(CIVIC CENTRE PROTECTED DISTRICTS)

"SECTION 15A - HI DISTRICTS

(Civic Centre Protected Districts)"
Requirements as to Use.

15A (1) Subject to the provisions of sections 3, 18 and 19, in an HI District, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely: (8769/59)

RESIDENTIAL USES

(i) a hotel;

(ia) Class A dwelling units and housekeeping dwelling units in the same building with a hotel, (9735/62)

Provided that at least sixty per cent of the gross floor area of the building is occupied by Class A dwelling units, housekeeping dwelling units, hotel bedrooms and hotel bedroom suites, not more than fifty per cent of which is occupied by Class A dwelling units and housekeeping dwelling units, none of which Class A dwelling units or housekeeping dwelling units are in the first storey or second story; (9735/62)

INSTITUTIONAL USES

(ii) A nursing home, provided that in the case of a building erected after the first day of July, A.D. 1959, the lot has an area of at least 450.0 square metres (4,843.76 square feet) and that one additional parking space above the number of two is provided on the lot for every four residents or fraction thereof, above the number of six residents; (71-116) (79-288)

(iia) A home for the aged. (71-116)

PUBLIC USES

(iii) any public use permitted in an "E" district; (71-116)

COMMERCIAL USES

(iv) a medical or dental clinic, or the office or treatment room of any doctor, dentist, osteopath or drugless practitioner;

15A (1) (v) office or consultative uses or personal clinical services by a charitable institution within the meaning of The Charitable Institutions Act;

(vi) a business or professional person's office;

(vii) a bank;

(viii) a photographer's or artist's studio, but excepting a motion picture studio;

(ix) a barber shop, hairdressing establishment, beauty parlour, massage parlour, public baths, shoe shine parlour or other such establishment for personal services, including a messenger service, provided the premises occupied by such uses have access only from within an office building or hotel and do not front on a street; (9735/62)

(x) a tailor's shop, dressmaker's establishment, millinery shop, furrier, shoe store, or any other retail store selling new wearing apparel;

(xi) a restaurant;

(xii) a lunch counter or refreshment stand, provided the premises occupied by such uses, have access only from within an office building or hotel and do not front on a street; (9735/62)

(xiii) a retail bakery store with or without a bakery as incidental thereto, or a confectionery store, with or without a candy kitchen as incidental thereto;

(xiv) a commercial lending library;

(xiva) a commercial art gallery; (73-97)

(xv) a collecting or distributing station for a laundry or dry cleaning establishment, provided the premises occupied by such uses have access only from within an office building or hotel and do not front on a street; (9735/62)

(xvi) a retail jewelry store, drug store, flower shop or gift shop; (9735/62)

(xvii) parking spaces, a public parking lot or a storage garage where all gasoline storage is in underground tanks, but excepting automobile service stations and public garages of all kinds;

15A (1) (xviii) Signs: The following types of signs and sizes of signs shall be permitted;

(a) A roof sign which identifies the name or use of the building.

(b) A window sign or an outdoor advertising sign or other sign of the kind known as a wall sign, not overhanging a highway.

(c) The total aggregate area of roof signs, window signs and wall signs as permitted, above, may be not more than 5.0 square metres (53.82 square feet), but may be increased by 0.1 square metres (1.08 square foot) for every 0.3 metres (0.98 feet) of street frontage in excess of 15.0 metres (49.21 feet); (79-288)

(xix) a pharmaceutical, dental or optician's laboratory in an office building, or hotel but excepting a factory; (9735/62)

(xx) a commercial school;

(xxi) an undertaker's establishment or funeral home, if there is no crematorium;

(xxii) a travel agency;

(xxiii) an interior decorator's shop; (9740/62)

ACCESSORY USES

(xxiv) any use accessory to a principal use as permitted above. (9740/62)

HEIGHT REQUIREMENTS

(2) (i) Except as provided in subclause (ii), no building or structure shall exceed four storeys or 17.0 metres (55.77 feet) in height; (8824/59) (9141/60) (76-148) (79-288)

(ii) Where the side yards of a building are not less than 3.0 metres (9.84 feet) wide, the height of a building or structure shall not exceed eighteen storeys or 60.0 metres (196.85 feet). (76-148) (79-288)

AREA REQUIREMENTS

15A (3) (i) Subject to the requirement for a side yard as aforesaid for that portion of a building which is above the height of four storeys or 17.0 metres (55.77 feet), no side yards shall be required in the "HI" District. (8824/59) (79-288)

(ii) A rear yard of a depth of at least 3.0 metres (9.84 feet) shall be provided and maintained as appurtenant to every building and structure in an "HI" District. (8824/59) (79-288)

FLOOR AREA RATIO

(d) No building or structure in an "HI" District shall have a gross floor area of more than eight times the area of the lot on which it is situated. (8769/59)

(4) By-law 71-116 / 74-25 (Repealed 74-78)

(5) By-law 73-195 / 74-25 (Repealed 74-78)

SECTION FIFTEEN B

'CR' Districts

COMMERCIAL - RESIDENTIAL DISTRICTS)

Commercial - Residential Districts

15B (1) In CR-1, CR-2 and CR-3 Districts, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used nor shall any land be used within each district except in accordance with the provisions of this section. (73-233)

(2) In this section, where a provision refers to one or more districts, the provision applies to each of the districts referred to, separately from any other district referred to in the same provision.

(3) Subject to the provisions of sections 3, 18 and 19, in CR-1, CR-2 and CR-3 Districts, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, in each district, for other than one of the following,

(a) residential uses:

1. A multiple dwelling;
2. A student residence;
3. An apartment hotel;
4. A home for elderly persons;
5. A hotel, hostel; (81-27)
6. A children's day nursery under the Day Nursery's Act, and
7. A lodging house for the accommodation of not more than 50 lodgers. (81-27)
8. A residential care facility for the accommodation of not more than 20 residents. (81-27)
9. A short-term care facility for the accommodation of not more than 20 residents. (81-27)

15B (3) (b) commercial uses:

7. A business or professional person's office;

8. A finance, insurance or real estate office;

9. A photographer's or artist's studio but not including a motion picture studio;

10. A barber shop, hairdressing establishment, beauty parlour, massage parlour, physical fitness studio, reducing salon, shoe shine parlour or other like establishments;

11. A retail store selling,

    1. wearing apparel and accessories;

    2. furniture; home furnishings; appliances;

    3. antiques;

    4. books; stationery;

    5. tobacco; gifts; novelties; souvenirs; newspapers and magazines;

    6. cameras; photographic supplies;

    7. jewellery;

    8. flowers, plants and like goods sold or offered for sale by a florist;

12. A retail drug store;

13. A boutique;

14. A food store;

15. A retail variety store;

16. A restaurant or refreshment room but not including a drive-in restaurant or take-out or delivery food service;

17. A showroom or sample room for a permitted use,

    1. including a showroom or sample room dealing with bona fide antiques;

15B (3) (b) (cont'd)

17. 2. not including a second hand shop, pawnbroker's shop, plumbing supplies or fixtures shop, pet shop;

18. A commercial lending library; art gallery;

19. A self-service laundry establishment that does not provide a service for or at which no work is done for or on behalf of or in substitute for service or work at any other self-service laundry or similar establishment;

20. A dry-cleaning and laundry pick-up station for work and services in dry-cleaning and laundering to be performed not within the vicinity of its location.

21. A messenger service;

22. A theatre or motion picture theatre, having a seating capacity not exceeding 750 persons;

23. A public parking lot having no gasoline tanks therein or accessory thereto or in connection therewith;

24. A wall sign or window sign;

25. A commercial club; (81-94)

(c) institutional uses:

1. A nursing home;

(d) public uses:

1. A public library;

2. An art gallery;

3. A private club. (81-94)

(e) accessory uses to a principal use permitted in sublcauses (a), (b), (c) and (d)

Commercial-Residential Use Requirements

15B (4) In CR-1, CR-2, CR-3 Districts, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used for residential uses mentioned in clause (a) of subsection 3, except where such residential uses are contained jointly with commercial uses in the same building or structure. (78-265)

Sign Requirements

(5) In CR-1, CR-2 and CR-3 Districts, no wall or window sign shall be erected, altered, extended or enlarged in each district except if,

(a) the sign is attached to a building, and

(b) the sign pertains only to the use or occupancy of the particular individual establishment where it is or proposed to be attached, and

(c) the total aggregate area of the sign is not more than 0.5 square metres (5.38 square feet) for every 0.5 metres (1.64 feet) of frontage on the street of the particular individual establishment, and (79-288) (80-049)

(d) the sign is illuminated by a non-flashing indirect lighting, and

(e) the sign is not greater than 2.0 metres (6.56 feet) in height, and (79-288) (80-049)

(f) the sign does not project more than 1.0 metres (3.28 feet) above the top of the first storey of the building to which it is attached. (79-288) (80-049)

Accessory Use Requirements

(6) In CR-1, CR-2 and CR-3 Districts, no accessory use shall, in each district,

(a) be carried on except upon the same premises as the residential use or commercial use mentioned in this section, and

(b) occupy more than 25% of gross floor area of the premises.

15B (7) Subject to subsection 4, in CR-1, CR-2 and CR-3 Districts, no residential use or accessory use thereto referred to in section 1 shall in each district be located,

(a) except functionally completely separate from any commercial use;

(b) in such a manner as will interrupt or project into or through, any area otherwise,

(i) Accessory, incidental, allocated to or continuous with, or

(ii) within any larger area devoted to a commercial use referred to in clause (b) of subsection 3;

(c) except in such a manner as will completely segregate from any commercial use referred to in subsection 3, pedestrian movement to and from any residential use referred to in clause (a) of subsection 3.

Height Requirements

(8) (a) In a "CR-1" District, no building or structure shall exceed twelve storeys or 39.0 metres (127.95 feet) in height; (76-148) (79-288) (80-049)

(b) In a "CR-2" District, no building or structure shall exceed eighteen storeys or 57.0 metres (187.01 feet) in height; (76-148) (79-288) (80-049)

(c) In a "CR-3" District, no building or structure shall exceed twenty-four storeys or 77.0 metres (252.62 feet) in height; (76-148) (79-288) (80-049)

(d) In "CR-1", "CR-2" and "CR-3" Districts, the height of a building or structure shall not provide an average angle of light obstruction that is greater than 75 degrees from the centre line of any street abutting the lot upon which such building or structure is situate. (76-148)

Area Requirements

(9) Except as provided in subsection 10 in CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained in each district upon the same lot within the district, for every building or structure, for and appurtenant to the residential uses referred to in clause (a) of subsection 3,

15B (9) (a) (cont'd) where the yard abuts any street, a yard having a depth equal to one half of the maximum height of the building or structure but not less than 6.0 metres (19.69 feet) and any such yard need not have a depth of more than 9.0 metres (29.53 feet). (79-288) (80-049)

(b) Where a yard abuts any other lot, a yard having a width or depth not less than equal to one half of the maximum height of the building or structure but not less than 4.5 metres (14.76 feet) and need not have a width or depth of more than 13.5 metres (44.29 feet). (79-288) (80-049)

(10) In a CR-3 District, where no window to a habitable room is located on the wall of the building or structure facing a yard, any such yard need not have a depth of more than 4.5 metres (14.76 feet). (79-288) (80-049)

(11) In CR-1 and CR-2 Districts, there shall be provided and maintained in each district upon the same lot within the district, for every building or structure, for and appurtenant to the commercial uses referred to in clause (b) of subsection 3,

(a) where a front yard adjoins any other lot located on the same side of the street between two streets intersecting the side of the street on which lot is located a front yard having a depth of not less than the depth of the required front yard for such adjoining lot;

(b) where a side or rear yard adjoins any other lot, a yard having a depth of not less than 4.5 metres (14.76 feet). (79-288) (80-049)

(12) Where a building or structure is comprised of residential uses and commercial uses in accordance with subsection 4, the depth and widths of yards in a CR-1 District for and appurtenant to residential uses shall be determined under clause (a) of subsection 9, separate and apart from any commercial uses.

(12a) Notwithstanding subsections 9,10, 11 and 12, in CR-1, CR-2 and CR-3 Districts the following yards shall be provided and maintained appurtenant to every residential care facility, short-term care facility and lodging house upon the same lot within the district:

1. Where a front yard is required for any lot on the same side of a street between two intersecting streets, a front yard of a depth of at least as great as that required for any such lot.

2. Where a residential care faciltiy, short-term care facility or lodging house,

15B (12a) 2. a) is not over two and one-half storeys or 11.0 metres (cont'd) (36.09 feet) in height, a side yard along each lot line having a width of at least 1.2 metres (3.94');

b) is over two and one-half storeys or 11.0 metres (36.09 feet) in height, a side yard having a width of at least 2.7 metres (8.86 feet).

3. A rear yard having a depth of at least 7.5 metres (24.61 feet). (81-27)

Intensity of Uses

(13) In a CR-1 District, every lot or tract of land shall have an area not less than 720.0 square metres (7,750.02 square feet) within the district. (79-288) (80-049)

(14) In CR-2 and CR-3 Districts, every lot or tract of land in each district shall have an area of not less than 1,350.0 square metres (14,531.28 square feet). (79-288) (80-049)

(14a) Notwithstanding subsections 13 and 14, every lot or tract of land in a CR-1, CR-2 and CR-3 District on which a residential care facility, short-term care facility or lodging house is erected, converted or reconstructed, shall have within the district, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet). (81-27)

DISTANCE REQUIREMENTS

(14b) Except as provided in subsection 14c, every residential care facility and every short-term care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)

(14c) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

GROSS FLOOR AREA

(15) In a CR-1 District,

15B (15) (a) (cont'd) a building or structure comprised of a joint residential use and commercial use, shall have a gross floor area of not more than the product of the area of the lot in the district in which it is situate multiplied by a floor area ratio factor of 2.25.

(b) the residential portion of a joint residential use and commercial use, shall have a gross floor area of not more than the product of the area of the lot in the district in which it is situate multiplied by the floor area ratio factor of 1.2.

(16) In a CR-2 District,

(a) a building or structure comprised of a joint residential and commercial use, shall have a gross floor area of not more than the product of the area of the lot, in the district in which it is situate, multiplied by the floor area ratio factor of 4.25;

(b) the residential portion of a joint residential use and commercial use shall have a gross floor area set forth in column 3 of not more than the product of the area of the lot set forth in column 1, in the district in which it is situate, multiplied by the corresponding floor area ratio factor set forth in column 2,

(i) where the area of the lot is not less than 1,350.0 square metres (14,531.28 square feet), as follows: (79-288) (80-049)

(Col. 1) Lot Size Sq. Metres		(Col. 2) Floor Area Ratio Factor	(Col. 3) Gross Floor Area Sq. Metres	
1,350.0	(14,531.28 sq.ft.)	1.70	2,295.0	(24,703.17 sq.ft.)
1,500.0	(16,145.87 sq.ft.)	1.734	2,601.0	(27,996.93 sq.ft.)
1,550.0	(16,684.06 sq.ft.)	1.768	2,740.4	(29,497.42 sq.ft.)
1,650.0	(17,760.45 sq.ft.)	1.802	2,973.3	(32,004.33 sq.ft.)
1,750.0	(18,836.84 sq.ft.)	1.836	3,213.0	(34,584.44 sq.ft.)
1,850.0	(19,913.23 sq.ft.)	1.87	3,459.5	(37,237.75 sq.ft.)
1,950.0	(20,989.63 sq.ft.)	1.904	3,712.8	(39,964.25 sq.ft.)
2,050.0	(22,066.02 sq.ft.)	1.938	3,972.9	(42,763.94 sq.ft.)
2,100.0	(22,604.21 sq.ft.)	1.972	4,141.2	(44,575.51 sq.ft.)
2,200.0	(23,680.60 sq.ft.)	2.006	4,413.2	(47,503.29 sq.ft.)
2,300.0	(24,756.99 sq.ft.)	2.040	4,692.0	(50,504.27 sq.ft.)
2,400.0	(25,833.39 sq.ft.)	2.074	4,977.6	(53,578.44 sq.ft.)
2,500.0	(26,909.78 sq.ft.)	2.108	5,270.0	(56,725.81 sq.ft.)
2,600.0	(27,986.17 sq.ft.)	2.142	5,569.2	(59,946.37 sq.ft.)
2,675.0	(28,793.46 sq.ft.)	2.176	5,820.8	(62,654.47 sq.ft.)
2,775.0	(29,869.85 sq.ft.)	2.210	6,132.7	(66,011.83 sq.ft.)

2,875.0	(30,946.24 sq.ft.)	2.244	6,451.5	(69,443.37 sq.ft.)
2,950.0	(31,753.54 sq.ft.)	2.278	6,720.1	(72,334.55 sq.ft.)
3,050.0	(32,829.93 sq.ft.)	2.312	7,051.6	(75,902.79 sq.ft.)
3,150.0	(33,906.32 sq.ft.)	2.346	7,389.9	(79,544.22 sq.ft.)
3,250.0	(34,982.71 sq.ft.)	2.380	7,735.0	(83,258.85 sq.ft.)
3,350.0	(36,059.10 sq.ft.)	2.414	8,086.9	(87,046.67 sq.ft.)
3,450.0	(37,135.49 sq.ft.)	2.448	8,445.6	(90,907.68 sq.ft.)
3,500.0	(37,673.69 sq.ft.)	2.482	8,687.0	(93,506.09 sq.ft.)
3,600.0	(38,750.08 sq.ft.)	2.516	9,057.6	(97,495.19 sq.ft.)
3,700.0	(39,826.47 sq.ft.)	2.55	9,435.0	(101,557.49 sq.ft.)

15B (16) (b) (ii) where the area of the lot is more than 3,700.0 square metres (39,826.47 square feet), the floor area ratio factor shall not exceed 2.55. (79-288) (80-049)

(c) a building or structure composed of the residential portion of a joint residential use and commercial use may include an additional amount of gross floor area equal to the amount of landscaped area provided and maintained in excess of the landscaped area provided under subsection 21.

(17) In a CR-3 District,

(a) a building or structure comprised of a joint residential and commercial use, shall have a gross floor area of not more than the product of the area of the lot in the district in which it is situate multiplied by the floor area ratio factor of 8.00;

(b) the residential portion of a joint residential use and commercial use shall have a gross floor area;

(i) where the area of the lot is not less than 1,350.0 square metres (14,531.28 square feet) and not more than 3,700.0 square metres (39,826.47 square feet), in accordance with subclause (i) of clause (b) of subsection 16; (79-288) (80-049)

(ii) where the area of the lot is more than 3,700.0 square metres (39,826.47 square feet) but not more than 5100.0 square metres (54,895.94 square feet), as follows; (79-288) (80-049)

Lot Size Sq. Metres		Floor Area Ratio Factor	Gross Floor Area Sq. Metres	
3,800.0	(40,902.86 sq.ft.)	2.569	9,762.2	(105,079.44 sq.ft.)
3,900.0	(41,979.25 sq.ft.)	2.587	10,089.3	(108,600.32 sq.ft.)
3,975.0	(42,786.54 sq.ft.)	2.606	10,358.8	(111,501.19 sq.ft.)
4,075.0	(43,862.93 sq.ft.)	2.625	10,696.8	(115,139.39 sq.ft.)
4,175.0	(44,939.33 sq.ft.)	2.644	11,038.7	(118,819.57 sq.ft.)

4,250.0	(45,746.62 sq.ft.)	2.662	11,313.5 (121,777.50 sq.ft.)
4,350.0	(46,823.01 sq.ft.)	2.681	11,662.3 (125,531.95 sq.ft.)
4,450.0	(47,899.40 sq.ft.)	2.718	12,095.1 (130,190.57 sq.ft.)
4,550.0	(48,975.79 sq.ft.)	2.737	12,453.3 (134,046.20 sq.ft.)
4,650.0	(50,052.18 sq.ft.)	2.756	12,815.4 (137,943.81 sq.ft.)
4,750.0	(51,128.57 sq.ft.)	2.774	13,176.5 (141,830.66 sq.ft.)
4,850.0	(52,204.97 sq.ft.)	2.793	13,546.05(145,808.46 sq.ft.)
4,900.0	(52,743.16 sq.ft.)	2.812	13,778.8 (148,313.76 sq.ft.)
5,000.0	(53,819.55 sq.ft.)	2.830	14,150.0 (152,309.33 sq.ft.)
5,100.0	(54,895.94 sq.ft.)	2.850	14,535.0 (156,453.43 sq.ft.)

15B (17) (b) (iii) where the area of the lot is more than 5,100.0 square metres (54,895.94 square feet), the floor area ratio factor shall not exceed 2.85. (79-288) (80-049)

(c) a building or structure composed of the residential portion of a joint residential use and commercial use may include an additional amount of gross floor area equal to double the amount of landscaped area provided and maintained in excess of the landscaped area provided under subsection 21.

(18) In CR-1, CR-2 and CR-3 Districts,

(a) there shall be deducted for the purpose of determining gross floor area, in addition to such deductions as may otherwise be made, the areas of one or more,

(i) enclosed malls, and

(ii) lobbies, and

(iii) landscaped area, and

(iv) amenity areas;

(b) for the purpose of determining the gross floor area a hotel shall be deemed to be a commercial use.

Amenity Areas

(19) In CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained on the same lot, an amenity area,

(a) for each dwelling unit containing not more than two bedrooms, of not less than 28.0 square metres (301.39 square feet); (79-288) (80-049)

15B (19) (b) (cont'd) for each dwelling unit comprised of more than two bedrooms, of not less than the aggregate of,

(i) 28.0 square metres (301.39 square feet), and (79-288) (80-049)

(ii) the product of 9.0 square metres (96.88 square feet) multiplied by the number of bedrooms in excess of two bedrooms. (79-288) (80-049)

(20) No amenity area shall be located in or occupy any part of a building, structure or space that is designated for parking space, manoeuvering space or access driveways.

Landscaped Areas

15B (21) For every building or structure in CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained in each district on the same lot and within the district an amount not less than 40% of the area of the lot on which the building or structure is situate, as landscaped area.

(22) In a CR-1 and CR-2 District not less than 15% of the area of the lot shall be landscaped at grade.

(23) In a CR-3 District not less than 10% of the area of the lot shall be landscaped at grade.

(24) No part of the landscaped area shall be other than,

(a) fully and completely open and exposed to the natural light and air and unobstructed above the surface; and

(b) used exclusively for scenic, recreational or like use.

(25) No part of the landscaped area provided under subsection 21 shall be used for parking space, manoeuvring space, access or egress driveways or any other vehicular purpose of any kind.

(26) Not less than 50% of the landscaped area provided under subsection 21 shall be natural earth comprised of the natural planting of grass lawns, trees, shrubs and flowers in such a manner as to establish and enhance the beautification of the landscaped area and any building or structure on the same lot.

(27) No landscaped area provided under subsection 21 shall be above grade, unless the landscaped area is open to the unobstructed view and overlooked by residential uses.

Parking Requirements

(28) Notwithstanding section 18, and except as provided in subsections 29, 30 and 31, in CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained in each district upon the same lot upon

15B (28) Notwithstanding section 18, and except as provided in subsections 29, 30 and 31, in CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained in each district upon the same lot upon

which one or more buildings or structures are erected, altered, extended or enlarged not less than,

(a) one and one-quarter parking spaces for each dwelling unit;

(b) one space for every hotel bedroom;

(c) one space for every 6 persons lawfully accommodated in a place of assembly;

(d) one parking space for each 37.0 square metres (398.26 square feet) of gross floor area used for commercial use. (79-288) (80-049)

(29) There shall be provided and maintained upon the same lot upon which one or more buildings or structures are erected, altered, extended or enlarged, within the area bounded by the centre lines of,

(a) Queen Street, Cannon Street, Ferguson Avenue and Charlton Avenue, not less than .8 of one parking space for each dwelling unit to which the parking is accessory; and

(b) Locke Street, Barton Street, Victoria Avenue and Aberdeen Avenue, not less than 1 parking space for each dwelling unit.

(30) There shall be provided and maintained within the area so referred to in subsection 29, for commercial uses that are,

(i) financial institutions not less than 1 parking space for each 93.0 square metres (1,001.04 square feet) of floor area; (79-288) (80-049)

(ii) restaurants, theatres or other places of assembly, not less than 1 parking space for each 20 persons;

(iii) other than the commercial uses referred to in subclauses (i) and (ii), not less than 1 parking space for each 185.0 square metres (1,991.32 square feet) of floor area. (79-288) (80-049)

(31) Not more than 20% of the parking spaces accessory to residential uses may be included in the amount of parking spaces required for the uses referred to in clause (d) of subsection 28 and in subsection 30.

15B (32) Not less than 80% of all parking space accessory to the residential uses shall be fully and completely separated from parking space accessory to commercial uses.

(33) Every parking area, access driveway and manoeuvring space shall be paved with asphalt or concrete and be properly drained.

Loading and Storage Requirements

(34) In CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained in each district, on the same lot,

(a) not less than one loading and one storage space for each elevator service core located in a residential use;

(b) not less than one loading and one storage space for each 1,848.0 square metres (19,891.71 square feet) of commercial use in excess of 93.0 square metres (1,001.04 square feet) of gross floor area. (79-288) (80-049)

(35) Loading or storage space shall not be open to view or overlooked by a residential or amenity area. (73-233)

15B (3) (b) 11. A retail store selling,

1. wearing apparel and accessories;

2. furniture; home furnishings; appliances;

3. antiques;

4. books; stationery;

5. tobacco; gifts; novelties; souvenirs; newspapers and magazines;

6. cameras; photographic supplies;

7. jewellery;

8. flowers, plants and like goods sold or offered for sale by a florist;

12. A retail drug store;

13. A boutique;

14. A food store;

15. A retail variety store;

16. A restaurant or refreshment room but not including a drive-in restaurant or take-out or delivery food service;

17. A showroom or sample room for a permitted use,

1. including a showroom or sample room dealing with bona fide antiques;

2. not including a second hand shop, pawnbroker's shop, plumbing supplies or fixtures shop, pet shop;

18. A commercial lending library; art gallery;

19. A self-service laundry establishment that does not provide a service for or at which no work is done for or on behalf of or in substitute for service or work at any other self-service laundry or similar establishment;

20. A dry-cleaning and laundry pick-up station for work and services in dry-cleaning and laundering

15B (3) (b) (cont'd.)

20. to be performed not within the vicinity of its location;

21. A messenger service;

22. A theatre or motion picture theatre, having a seating capacity not exceeding 750 persons;

23. A public parking lot having no gasoline tanks therein or accessory thereto or in connection therewith;

24. A wall sign or window sign;

(c) institutional uses:

1. A nursing home;

(d) public uses:

1. A public library;

2. An art gallery;

(e) accessory uses to a principal use permitted in sublcauses (a), (b), (c) and (d)

Commercial-Residential Use Requirements

(4) In CR-1, CR-2, CR-3 Districts, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used for residential uses mentioned in clause (a) of subsection 3, except where such residential uses are contained jointly with commercial uses in the same building or structure. (78-265)

Sign Requirements

(5) In CR-1, CR-2 and CR-3 Districts, no wall or window sign shall be erected, altered, extended or enlarged in each district except if,

15B (5) (a) the sign is attached to a building, and

(b) the sign pertains only to the use or occupancy of the particular individual establishment where it is or proposed to be attached, and

(c) the total aggregate area of the sign is not more than 0.5 square metres (5.38 square feet) for every 0.5 metres (1.64 feet) of frontage on the street of the particular individual establishment, and (79-288)

(d) the sign is illuminated by a non-flashing indirect lighting, and

(e) the sign is not greater than 2.0 metres (6.56 feet) in height, and (79-288)

(f) the sign does not project more than 1.0 metres (3.28 feet) above the top of the first storey of the building to which it is attached. (79-288)

Accessory Use Requirements

(6) In CR-1, CR-2 and CR-3 Districts, no accessory use shall, in each district,

(a) be carried on except upon the same premises as the residential use or commercial use mentioned in this section, and

(b) occupy more than 25% of gross floor area of the premises.

Design Requirements

(7) Subject to subsection 4, in CR-1, CR-2 and CR-3 Districts, no residential use or accessory use thereto referred to in section 1 shall in each district be located,

(a) except functionally completely separate from any commercial use;

(b) in such a manner as will interrupt or project into or through, any area otherwise,

(i) Accessory, incidental, allocated to or continuous with, or

15B (7) (b) (ii) within any larger area devoted to a commercial use referred to in clause (b) of subsection 3;

(c) except in such a manner as will completely segregate from any commercial use referred to in subsection 3, pedestrian movement to and from any residential use referred to in clause (a) of subsection 3.

Height Requirements

(8) (a) In a "CR-1" District, no building or structure shall exceed twelve storeys or 39.0 metres (127.95 feet) in height; (76-148) (79-288)

(b) In a "CR-2" District, no building or structure shall exceed eighteen storeys or 57.0 metres (187.01 feet) in height; (76-148) (79-288)

(c) In a "CR-3" District, no building or structure shall exceed twenty-four storeys or 77.0 metres (252.62 feet) in height; (76-148) (79-288)

(d) In "CR-1", "CR-2" and "CR-3" Districts, the height of a building or structure shall not provide an average angle of light obstruction that is greater than 75 degrees from the centre line of any street abutting the lot upon which such building or structure is situate. (76-148)

Area Requirements

(9) Except as provided in subsection 10 in CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained in each district upon the same lot within the district, for every building or structure, for and appurtenant to the residential uses referred to in clause (a) of subsection 3,

(a) where the yard abuts any street, a yard having a depth equal to one half of the maximum height of the building or structure but not less than 6.0 metres (19.69 feet) and any such yard need not have a depth of more than 9.0 metres (29.53 feet). (79-288)

(b) Where a yard abuts any other lot, a yard having a width or depth not less than equal to one half of the maximum height of the building or structure but not less than 4.5 metres (14.76 feet) and need not have a width or depth of more than 13.5 metres (44.29 feet). (79-288)

15B (10) In a CR-3 District, where no window to a habitable room is located on the wall of the building or structure facing a yard, any such yard need not have a depth of more than 4.5 metres (14.76 feet). (79-288)

(11) In CR-1 and CR-2 Districts, there shall be provided and maintained in each district upon the same lot within the district, for every building or structure, for and appurtenant to the commercial uses referred to in clause (b) of subsection 3,

(a) where a front yard adjoins any other lot located on the same side of the street between two streets intersecting the side of the street on which lot is located a front yard having a depth of not less than the depth of the required front yard for such adjoining lot;

(b) where a side or rear yard adjoins any other lot, a yard having a depth of not less than 4.5 metres (14.76 feet). (79-288)

(12) Where a building or structure is comprised of residential uses and commercial uses in accordance with subsection 4, the depth and widths of yards in a CR-1 District for and appurtenant to residential uses shall be determined under clause (a) of subsection 9, separate and apart from any commercial uses.

Intensity of Uses

(13) In a CR-1 District, every lot or tract of land shall have an area not less than 720.0 square metres (7,750.02 square feet) within the district. (79-288)

(14) In CR-2 and CR-3 Districts, every lot or tract of land in each district shall have an area of not less than 1,350.0 square metres (14,531.28 square feet). (79-288)

Gross Floor Area

(15) In a CR-1 District,

(a) a building or structure comprised of a joint residential use and commercial use, shall have a gross floor area of not more than the product of the area of the lot in the district in which it is situate multiplied by a floor area ratio factor of 2.25.

(b) the residential portion of a joint residential use and commercial use, shall have a gross floor area of not more than the product of the area of the lot in the district

15B (15) (b) (cont'd.) in which it is situate multiplied by the floor area ratio factor of 1.2.

(16) In a CR-2 District,

(a) a building or structure comprised of a joint residential and commercial use, shall have a gross floor area of not more than the product of the area of the lot, in the district in which it is situate, multiplied by the floor area ratio factor of 4.25;

(b) the residential portion of a joint residential use and commercial use shall have a gross floor area set forth in column 3 of not more than the product of the area of the lot set forth in column 1, in the district in which it is situate, multiplied by the corresponding floor area ratio factor set forth in column 2,

(i) where the area of the lot is not less than 1,350.0 square metres (14,531.28 square feet), as follows: (79-288)

(Col. 1) Lot Size Sq. Metres		(Col. 2) Floor Area Ratio Factor	(Col. 3) Gross Floor Area Sq. Metres	
1,350.0	(14,531.28 sq.ft.)	1.70	2,295.0	(24,703.17 sq.ft.)
1,500.0	(16,145.87 sq.ft.)	1.734	2,601.0	(27,996.93 sq.ft.)
1,550.0	(16,684.06 sq.ft.)	1.768	2,740.4	(29,497.42 sq.ft.)
1,650.0	(17,760.45 sq.ft.)	1.802	2,973.3	(32,004.33 sq.ft.)
1,750.0	(18,836.84 sq.ft.)	1.836	3,213.0	(34,584.44 sq.ft.)
1,850.0	(19,913.23 sq.ft.)	1.87	3,459.5	(37,237.75 sq.ft.)
1,950.0	(20,989.63 sq.ft.)	1.904	3,712.8	(39,964.25 sq.ft.)
2,050.0	(22,066.02 sq.ft.)	1.938	3,972.9	(42,763.94 sq.ft.)
2,100.0	(22,604.21 sq.ft.)	1.972	4,141.2	(44,575.51 sq.ft.)
2,200.0	(23,680.60 sq.ft.)	2.006	4,413.2	(47,503.29 sq.ft.)
2,300.0	(24,756.99 sq.ft.)	2.040	4,692.0	(50,504.27 sq.ft.)
2,400.0	(25,833.39 sq.ft.)	2.074	4,977.6	(53,578.44 sq.ft.)
2,500.0	(26,909.78 sq.ft.)	2.108	5,270.0	(56,725.81 sq.ft.)
2,600.0	(27,986.17 sq.ft.)	2.142	5,569.2	(59,946.37 sq.ft.)
2,675.0	(28,793.46 sq.ft.)	2.176	5,820.8	(62,654.47 sq.ft.)
2,775.0	(29,869.85 sq.ft.)	2.210	6,132.7	(66,011.83 sq.ft.)
2,875.0	(30,946.24 sq.ft.)	2.244	6,451.5	(69,443.37 sq.ft.)
2,950.0	(31,753.54 sq.ft.)	2.278	6,720.1	(72,334.55 sq.ft.)
3,050.0	(32,829.93 sq.ft.)	2.312	7,051.6	(75,902.79 sq.ft.)
3,150.0	(33,906.32 sq.ft.)	2.346	7,389.9	(79,544.22 sq.ft.)
3,250.0	(34,982.71 sq.ft.)	2.380	7,735.0	(83,258.85 sq.ft.)
3,350.0	(36,059.10 sq.ft.)	2.414	8,086.9	(87,046.67 sq.ft.)
3,450.0	(37,135.49 sq.ft.)	2.448	8,445.6	(90,907.68 sq.ft.)
3,500.0	(37,673.69 sq.ft.)	2.482	8,687.0	(93,506.09 sq.ft.)
3,600.0	(38,750.08 sq.ft.)	2.516	9,057.6	(97,495.19 sq.ft.)
3,700.0	(39,826.47 sq.ft.)	2.55	9,435.0	(101,557.49 sq.ft.)

15B (16) (b) (ii) where the area of the lot is more than 3,700.0 square metres (39,826.47 square feet), the floor area ratio factor shall not exceed 2.55. (79-288)

(c) a building or structure composed of the residential portion of a joint residential use and commercial use may include an additional amount of gross floor area equal to the amount of landscaped area provided and maintained in excess of the landscaped area provided under subsection 21.

(17) In a CR-3 District,

(a) a building or structure comprised of a joint residential and commercial use, shall have a gross floor area of not more than the product of the area of the lot in the district in which it is situate multiplied by the floor area ratio factor of 8.00;

(b) the residential portion of a joint residential use and commercial use shall have a gross floor area;

(i) where the area of the lot is not less than 1,350.0 square metres (14,531.28 square feet) and not more than 3,700.0 square metres (39,826.47 square feet), in accordance with subclause (i) of clause (b) of subsection 16; (79-288)

(ii) where the area of the lot is more than 3,700.0 square metres (39,826.47 square feet) but not more than 5100.0 square metres (54,895.94 square feet), as follows; (79-288)

Lot Size Sq. Metres	Floor Area Ratio Factor	Gross Floor Area Sq. Metres
3,800.0 (40,902.86 sq.ft.)	2.569	9,762.2 (105,079.44 sq.ft.)
3,900.0 (41,979.25 sq.ft.)	2.587	10,089.3 (108,600.32 sq.ft.)
3,975.0 (42,786.54 sq.ft.)	2.606	10,358.8 (111,501.19 sq.ft.)
4,075.0 (43,862.93 sq.ft.)	2.625	10,696.8 (115,139.39 sq.ft.)
4,175.0 (44,939.33 sq.ft.)	2.644	11,038.7 (118,819.57 sq.ft.)
4,250.0 (45,746.62 sq.ft.)	2.662	11,313.5 (121,777.50 sq.ft.)
4,350.0 (46,823.01 sq.ft.)	2.681	11,662.3 (125,531.95 sq.ft.)
4,450.0 (47,899.40 sq.ft.)	2.718	12,095.1 (130,190.57 sq.ft.)
4,550.0 (48,975.79 sq.ft.)	2.737	12,453.3 (134,046.20 sq.ft.)
4,650.0 (50,052.18 sq.ft.)	2.756	12,815.4 (137,943.81 sq.ft.)
4,750.0 (51,128.57 sq.ft.)	2.774	13,176.5 (141,830.66 sq.ft.)
4,850.0 (52,204.97 sq.ft.)	2.793	13,546.05(145,808.46 sq.ft.)
4,900.0 (52,743.16 sq.ft.)	2.812	13,778.8 (148,313.76 sq.ft.)
5,000.0 (53,819.55 sq.ft.)	2.830	14,150.0 (152,309.33 sq.ft.)
5,100.0 (54,895.94 sq.ft.)	2.850	14,535.0 (156,453.43 sq.ft.)

15B (17) (b) (iii) where the area of the lot is more than 5,100.0 square metres (54,895.94 square feet), the floor area ratio factor shall not exceed 2.85. (79-288)

(c) a building or structure composed of the residential portion of a joint residential use and commercial use may include an additional amount of gross floor area equal to double the amount of landscaped area provided and maintained in excess of the landscaped area provided under subsection 21.

(18) In CR-1, CR-2 and CR-3 Districts,

(a) there shall be deducted for the purpose of determining gross floor area, in addition to such deductions as may otherwise be made, the areas of one or more,

(i) enclosed malls, and

(ii) lobbies, and

(iii) landscaped area, and

(iv) amenity areas;

(b) for the purpose of determining the gross floor area a hotel shall be deemed to be a commercial use.

Amenity Areas

(19) In CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained on the same lot, an amenity area,

(a) for each dwelling unit containing not more than two bedrooms, of not less than 28.0 square metres (301.39 square feet); (79-288)

(b) for each dwelling unit comprised of more than two bedrooms, of not less than the aggregate of,

(i) 28.0 square metres (301.39 square feet), and (79-288)

(ii) the product of 9.0 square metres (96.88 square feet) multiplied by the number of bedrooms in excess of two bedrooms. (79-288)

(20) No amenity area shall be located in or occupy any part of a building, structure or space that is designated for parking space, manoeuvering space or access driveways.

Landscaped Areas

15B (21) For every building or structure in CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained in each district on the same lot and within the district an amount not less than 40% of the area of the lot on which the building or structure is situate, as landscaped area.

(22) In a CR-1 and CR-2 District not less than 15% of the area of the lot shall be landscaped at grade.

(23) In a CR-3 District not less than 10% of the area of the lot shall be landscaped at grade.

(24) No part of the landscaped area shall be other than,

(a) fully and completely open and exposed to the natural light and air and unobstructed above the surface; and

(b) used exclusively for scenic, recreational or like use.

(25) No part of the landscaped area provided under subsection 21 shall be used for parking space, manoeuvring space, access or egress driveways or any other vehicular purpose of any kind.

(26) Not less than 50% of the landscaped area provided under subsection 21 shall be natural earth comprised of the natural planting of grass lawns, trees, shrubs and flowers in such a manner as to establish and enhance the beautification of the landscaped area and any building or structure on the same lot.

(27) No landscaped area provided under subsection 21 shall be above grade, unless the landscaped area is open to the unobstructed view and overlooked by residential uses.

Parking Requirements

(28) Notwithstanding section 18, and except as provided in subsections 29, 30 and 31, in CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained in each district upon the same lot upon which one or more buildings or structures are erected, altered, extended or enlarged not less than,

(a) one and one-quarter parking spaces for each dwelling unit;

(b) one space for every hotel bedroom;

(c) one space for every 6 persons lawfully accommodated in a place of assembly;

15B (28) (d) one parking space for each 37.0 square metres (398.26 square feet) of gross floor area used for commercial use. (79-288)

(29) There shall be provided and maintained upon the same lot upon which one or more buildings or structures are erected, altered, extended or enlarged, within the area bounded by the centre lines of,

(a) Queen Street, Cannon Street, Ferguson Avenue and Charlton Avenue, not less than .8 of one parking space for each dwelling unit to which the parking is accessory; and

(b) Locke Street, Barton Street, Victoria Avenue and Aberdeen Avenue, not less than 1 parking space for each dwelling unit.

(30) There shall be provided and maintained within the area so referred to in subsection 29, for commercial uses that are,

(i) financial institutions not less than 1 parking space for each 93.0 square metres (1,001.04 square feet) of floor area; (79-288)

(ii) restaurants, theatres or other places of assembly, not less than 1 parking space for each 20 persons;

(iii) other than the commercial uses referred to in subclauses (i) and (ii), not less than 1 parking space for each 185.0 square metres (1,991.32 square feet) of floor area. (79-288)

(31) Not more than 20% of the parking spaces accessory to residential uses may be included in the amount of parking spaces required for the uses referred to in clause (d) of subsection 28 and in subsection 30.

(32) Not less than 80% of all parking space accessory to the residential uses shall be fully and completely separated from parking space accessory to commercial uses.

(33) Every parking area, access driveway and manoeuvring space shall be paved with asphalt or concrete and be properly drained.

Loading and Storage Requirements

(34) In CR-1, CR-2 and CR-3 Districts, there shall be provided and maintained in each district, on the same lot,

15B (34) (a) not less than one loading and one storage space for each elevator service core located in a residential use;

(b) not less than one loading and one storage space for each 1,848.0 square metres (19,891.71 square feet) of commercial use in excess of 93.0 square metres (1,001.04 square feet) of gross floor area. (79-288)

(35) Loading or storage space shall not be open to view or overlooked by a residential or amenity area. (73-233)

SECTION SIXTEEN

'J' Districts

(LIGHT AND LIMITED HEAVY INDUSTRY, ETC.)

SECTION SIXTEEN - "J" DISTRICTS

(Light and Limited Heavy Industry, etc.)

16. (1) Subject to the provisions of sections 3, 18 and 19, in a J district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8158/57)

(i) Any institutional use of detentional purposes or for emergency medical or surgical purposes and a day nursery, and such residential use as may be sufficient for the necessary maintenance staff of any lawful principal use. (9778/62) (69-221)

Public Uses

(ii) Any public use as permitted in an I district, except a private club, a school for the blind or deaf, a lodge and a fraternity or sorority house; (9640/62) (10089/63)

(iii) A city yard, district yard, pound or other public use except a public garbage dump; (9717/62)

Commercial Uses

(iv) Any commercial use as permitted in an I district;

(v) Any race track, roller coaster or other place of amusement;

(vi) a dry-cleaning establishment, solid fuel supply yard, or a fuel-oil storage tank or gasoline storage tank;*

*For additional requirements as to control of location of gasoline storage tanks, tanneries, and other dangerous or offensive uses, see section 18.

(vii) The storage of raw hides or skins;

(viia) The storage of scrap metals in containers inside a building; (9016/60)

(viii) The lumber yard, grain elevator, coal elevator, or the storage of second-hand pipe, bricks, lumber or other second-hand building materials, fixtures or appurtenances, but excepting scrap and all such materials which are not in a fit and readily marketable and usable condition for their original purpose; (7152/53)

16. (1) (ix) A bag or carpet-cleaning establishment, black smith shop, spray painting, solid fuel yard, tinsmith shop, welder's shop, tire retreading shop or any other commercial use except: (8836/59) (7152/53)

(a) That an animal hospital, kennel and other premises where animals are commercially kept or raised, including a livery stable and other commercial stable shall be at least 30.0 metres (98.43 feet) from a residential district, but this shall not be construed as limiting the location of a pet shop; (6692/51) 7152/53) (9438/61) (79-288)

(b) A motor vehicle wrecking yard, the storage of industrial waste, the storage of second-hand motor vehicle or bicycle parts, tires or accessories or of used motor vehicles not in operative condition, and which are not on the premises of a public garage for repair, or the storage of scrap metal, waste paper, rags, bones, bottles or other such second-hand or salvaged materials or things; (7701/56) (7152/53)

(c) A stock yard; (7152/53)

(d) The storage of celluloid, cellulose, pyroxylin, fireworks, acetylene gas, nitrates or other such highly inflammable or explosive substance, save in retail quantities or less, and lawfully and properly kept in accordance with good practice, and saving also, the storage of gasoline and any other uses specifically permitted as above; (7152/53)

(e) the storage of acid (including hydrogen cyanide), ammonia or other such corrosive or toxic substance, save in retail quantities or less, lawfully and properly kept in accordance with good practice;

(f) the storage of radioactive materials, save in experimental or medical quantities in a university or hospital in accordance with good practice; and

(g) the privately-operated incineration or dumping of garbage or privately-operated sewage disposal plant, except a septic tank or incinerator merely incidental to a permitted use, and which has received the approval in writing of the Medical Officer of Health and such approval remains unrevoked;

INDUSTRIAL USES

16. (1) (x) Any industrial use as permitted in an I district, without the limitation provided in section 15 (1) (xiv) as to the percentage of floor-area occupied by power-driven mechanical equipment;

(xa) Any industrial use for the sole purpose of the assembly of parts which have been fabricated elsewhere, into a product the manufacture of which is not otherwise permitted under this section; (9140/60)

INDUSTRIAL USES,-

Vegetable Products

(xi) A tobacco factory, brewery, winery, distillery, bakery, candy kitchen, canning factory, flour or feed mill, vinegar factory, Miscellaneous vegetable food products factory or any other vegetable products plant except

(a) a vegetable oils plant;

(b) a pea-straw ensilage plant;

(c) rubber or gutta percha manufacture or treatment; and

(d) any other vegetable products manufacture which is an offensive manufacture within the meaning of the Public Health Act:

INDUSTRIAL USES,-

Animal Products

(xii) A dairy products plant, a meat-products plant, a leather factory where no tanning is done, a fur factory where no hair treatment is done, a prepared horn or bone products factory, a rabbit or fowl-killing establishment, an animal food factory, or a fish-packing plant where no processing is done involving recovery from fish or fish offal or the manufacture of fertilizer;

(xiii) Any other animal products plant except:-

(a) a slaughter-house;

16. (1) (xiii) (b) a tannery or a curing or hide-processing plant, or an animal by-products plant; and

(c) any other animal products manufacture which is an offensive manufacture within the meaning of The Public Health Act;

INDUSTRIAL USES,-

Textiles and Textile Products

(xiv) A commission dyeing plant or a textile factory, except wool-carbonizing or hair-treatment;

INDUSTRIAL USES,-

Wood and Paper Products

(xv) A paper products factory;

(xvi) A rag mill or other plant for the manufacture of paper products, except a paper mill or pulp mill;

(xvii) A wood products factory, sawmill or planing mill;

INDUSTRIAL USES,-

Iron and Steel and their Products, and Manufactures of the Non-Ferrous Metals

(xviii) A small metal-wares factory, and the manufacture of bronze powder;

INDUSTRIAL USES,-

Non-Metallic Minerals

(xix) A ceramic factory;

(xx) The manufacture of lime or lime products, asbestos, gypsum or mica products, petroleum products, abrasive products or other products of the non-metallic minerals, except: (9059/60) (9016/60)

INDUSTRIAL USES (CONT'D.)

(Non-Metallic Minerals)

16. (1) (xx) (a) rock-crushing, sand-blasting or cut stone fabrication other than a monument works where there is no power-driven mechanical equipment operated by other than electric motors of an aggregate rating of 7,460.0 watts (10 horsepower) or less; (79-288)

(b) the manufacture of carbon, lamp-black or graphite;

(c) the manufacture of radioactive materials except in experimental quantities in a university in accordance with good practice;

(d) the manufacture of emery cloth or sandpaper;

(e) the manufacture of artificial abrasive;

(f) the refining of tar or petroleum or of any of their products; (9059/60)

(g) creosote treatment; and (9016/60) (9059/60)

(h) The manufacture or processing of cement and cement products, and the manufacture or processing of asphalt paving materials. (9016/60) (9059/60)

NOTE: For the distillation of tar and petroleum, and the manufacture of artificial abrasive, see Chemical Industry.

INDUSTRIAL USES,-

Chemicals and Allied Industry

(xxi) an ink factory or pharmaceutical factory;

(xxii) a plastic products factory for the manufacture of plastic products other than linoleum or products of celluloid, pryroxylin or other such highly inflammable or explosive materials, or the impregnation of any fabric by oxidizing oils, and provided that all such manufactures are from previously prepared materials;

INDUSTRIAL USES (CONT'D.)

Miscellaneous Products

16. (1) (xxiii) A factory for the manufacture of brooms, brushes, mops, musical instruments, electric signs and other signs, stamps and stencils, toys, umbrellas, or any other Miscellaneous Products industry as classified in the reports of the Dominion Bureau of Statistics for Manufacturing Industries published in the year A.D. 1948.

FARMING USES

(xxiv) Any farming use, except the commercial feeding of garbage or swill to swine or other animals.

NOTE: For quarries and other mining uses see section 18.

HEIGHT REQUIREMENTS

(2) (i) Except as provided in clause (ii), no building or structure shall exceed ten storeys or 37.0 metres (121.39 feet) in height; (9141/60) (76-148) (79-288)

(ii) Where a building or structure is situate in whole or in part on a lot abutting or facing a Residential District, the height of such building or structure shall not exceed four storeys or 17.0 metres (55.77 feet). (76-148) (79-288)

AREA REQUIREMENTS

(3) In a J district, coverage by buildings and structures shall not exceed eighty-five per cent of the area of the lot: (9818/62)

Provided that where any side lot line or rear lot line abuts upon a residential district, no building or structure shall be located nearer to any such side lot line or rear lot line than 4.5 metres (14.76 feet); (9818/62) (79-288)

INTENSITY OF USE

(4) In a J district, all intensity of use requirements shall be the same as are provided for an I district.

SECTION SIXTEEN A

'JJ' Districts

(RESTRICTED LIGHT INDUSTRIAL DISTRICT)

SECTION SIXTEEN A - "JJ" DISTRICTS

(Restricted Light Industrial District)

16A (1) Subject to the applicable provisions of Section 3, 18 and 19, in a "JJ" District no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely: (8320/58)

(a) any institutional use for detention purposes or for emergency medical or surgical purposes and a day nursery; (9778/62)

(b) as provided in clauses ii, iii, and vi of sub-section 1 of Section 16;

(c) a lumber yard, grain elevator, or the storage of second hand pipe, bricks, lumber, or other second hand building materials, fixtures or appurtenances, excepting scrap and all such materials, that are not in a fit and readily marketable and usable condition for their intended original purpose;

(d) a bag or carpet cleaning establishment, blacksmith shop, spray painting, solid fuel yard, tinsmith shop, welders shop;

(e) as provided in clauses x to xxiv inclusive of sub-section 1 of Section 16; and

(ea) a cartage, express or truck transport yard or terminal, or a shipping or trans-shipping depot, (8466/58) (8705/59)

(eb) an automobile service station. (8582/59) (8705/59)

(eba) a use permitted in clause (ixa) of subsection 1 of section 13A. (76-40) (72-224)

(ec) a warehouse; (8646/59) (8705/59)

(ed) a builders' supply yard; (8705/59)

(ee) a building contractor's yard; (8705/59)

(ef) a carpenter's shop; (8705/59)

(eg) a bookbinder's or upholsterer's shop; (8705/59)

(eh) a painter's shop. (8705/59)

(ei) an auto body and fender repair shop or other public garage; (8788/59)

16A (1) (ej) a retail variety store, a retail grocery or confectionery store, and a lunch counter or refreshment stand, provided however that the floor space for sales and storage of any of the uses in this subclause or a combination of the same shall not exceed 140.0 square metres (1,506.95 square feet). (9894/62) (9961/63) (79-288)

(f) ground signs, wall signs and roof signs, the advertising matter of which pertains only to the occupancy or use of the lot or building upon which they are erected, and, in addition, ground signs, wall signs and roof signs, pertaining to any advertising matter whatsoever,

Provided that for each of the two categories mentioned,

(i) The aggregate area of such sign or signs is not more than 1.0 square metres (10.76 square feet) for every 0.5 metres (1.64 feet) of all street frontages of streets on which the lot abuts, and (79-288)

(ii) The height of such sign or signs shall not exceed 6.0 metres (19.69 feet) in the case of a ground sign, or 4.5 metres (14.76 feet) in the case of a roof sign, or 3.5 metres (11.48 feet) in the case of a wall sign, and (79-288)

(iii) No such sign is within any minimum required front yard, side yard or rear yard, except to an extent up to a maximum of 0.1 metre (3.94 inches) in the case of a wall sign, or up to a maximum of 0.5 metres (1.64 feet) in the case of a ground sign, and that each sign is approximately parallel with the wall of the building and within 0.1 metre (3.94 inches) thereof; and (79-288)

NOTE: Signs permitted under the above provisions are also required to be in conformity with the provisions of The Building By-Law No. 4797, and of any other By-Law regulating signs.

(g) such residential uses as are necessary for the maintenance staff of any lawful principal use permitted in this District.

(gg) Such residential uses as are necessary for the operator of any lawful principal use permitted in this district. (10447/64)

16A (h) Such ancillary commercial uses as are incidental, subordinate and exclusively devoted to a principal use or building and located on the same lot therewith provided that the floor space of the commercial use does not exceed 15% of the total gross floor area. (72-236)

(2) In a JJ district, no building shall exceed four storeys, and no structure shall exceed 17.0 metres (55.77 feet), in height. (9141/60) (79-288)

(3) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a "JJ" District; (8927/60)

(a) a front yard of a depth of at least 6.0 metres (19.69 feet); (9158/60) (79-288)

(b) no side yard shall be required except where a side lot line abuts upon a residential district, when there shall be a side yard of a width of at least 4.5 metres (14.76 feet); and (9438/61) (9818/62) (79-288)

(c) no rear yard shall be required except where a rear lot line abuts upon a residential district, when there shall be a rear yard of a width of at least 6.0 metres (19.69 feet). (9818/62) (79-288)

Provided, however, that in a JJ district, coverage by building and structures shall in no case exceed seventy-five per cent of the area of the lot. (9818/62)

(4) Every lot or tract of land in a "JJ" District upon which a dwelling is erected, converted, or re-constructed, as permitted under sub-section 1 of this Section shall have a width of at least 12.0 metres (39.37 feet), and an area of at least 360.0 square metres (3,875.01 square feet), within the district. (8927/60) (79-288)

(5) One parking space shall be provided for every 70.0 square metres (753.47 square feet) of gross floor area of the building or buildings on the same lot or tract as the building or buildings. (8320/58) (79-288)

SECTION SIXTEEN B

'J-3' Districts

(PRESTIGE INDUSTRIAL DISTRICT)

SECTION SIXTEEN B - "J3" DISTRICTS

(Prestige Industrial District)

16B (1) Subject to the applicable provisions of Sections 3, 18 and 19, in a "J3" district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used nor shall any land be used, for other than one or more of the following uses, namely: (9907/62)

RESIDENTIAL USES

(a) Any residential use as may be required for necessary maintenance staff;

INSTITUTIONAL USES

(b) Any institutional use as may be required for emergency medical or surgical purposes;

COMMERCIAL USES

(c) A pharmaceutical, chemical, physical or optician's laboratory, or a wholesale establishment;

INDUSTRIAL USES

(d) (i) Any industrial use for the purpose only of the assembly of parts fabricated elsewhere, into a product the manufacture of which is not otherwise permitted under this section;

INDUSTRIAL USES

Vegetable Products

(ii) A soft-drink bottling works or a miscellaneous vegetable food products factory, but not including the manufacture of yeast, dextrine, starch or glucose, the refining of sugar, or a canning factory, vinegar factory, a vegetable oils plant, or any manufacture which is offensive within the meaning of The Public Health Act;

INDUSTRIAL USES (CONT'D.)

Vegetable Products

16B (1) (d) (iii) a bakery or a candy kitchen;

(iv) A brewery or winery;

INDUSTRIAL USES

Textiles and Textile Products

(v) Any textile factory, including one for the manufacture of articles usually manufactured by the needle trades, but not including the manufacture of shoddy or felt, wool-pulling or scouring, or wool-carbonizing or hair treatment;

INDUSTRIAL USES

Wood and Paper Products

(vi) Printing establishment;

(vii) Paper products factory;

(viii) Wood products factory;

INDUSTRIAL USES

Iron or Steel and their Products, and Manufacture of the non-ferrous metals

(ix) A jewelry factory of a small metal wares factory, excepting a primary metals plant or metal products factory;

INDUSTRIAL USES

Manufacture of the Non-Metallic Minerals

(x) A ceramics factory, but not including the bonding or firing of bricks, the manufacture of lime or lime products, asbestos, gypsum or mica products, petroleum products, abrasive products, carbon,

INDUSTRIAL USES (CONT'D.)

Manufacture of the Non-Metallic Minerals

16B (1) (x) (cont'd.) lamp-black, graphite or radio-active materials, or the refining of tar or petroleum or any of their products, or the treatment of creosote, or the manufacture or processing of cement or cement-products or of asphalt paving materials, or rock-crushing, sand-blasting or cut-stone fabrication;

INDUSTRIAL USES

Chemical and Allied Products

(xi) A pharmaceuticals factory, excepting the manufacture of disinfectants and insecticides;

(xii) A plastic products factory for the manufacture of plastic products from previously prepared materials only, but not including the manufacture of linoleum or products of celluloid, pryoxylin or other such highly inflammable or explosive materials, or the impregnation of any fabric by oxidizing oils;

INDUSTRIAL USES

Miscellaneous Products

(xiii) A factory for the manufacture of brooms, brushes, mops, carpet sweepers, artificial flowers and feathers, fountain pens and pencils, artificial ice, electric lamps and lamp shades, mattresses, musical instruments, regalia and society emblems, electric signs and other signs, stamps and stencils, statuary, art goods and novelties, toys, umbrellas, or any other products of Miscellaneous Products industry as classified in the reports of the Dominion Bureau of Statistics published in the year A.D. 1948.

AREA REQUIREMENTS

(2) The following yards shall be provided within the district, and maintained as appurtenant to every building, structure or use in a J3 district:

(i) a front yard of a depth of at least 20% of the depth of the lot, but no such front yard need have a depth of more than 15.0 metres (49.21 feet); (79-288)

AREA REQUIREMENTS (CONT'D.)

16B (2) (ii) a side yard of a width of at least 4.5 metres (14.76 feet); (79-288)

(iii) a rear yard of a depth of at least 6.0 metres (19.69 feet). (79-288)

INTENSITY OF USE REQUIREMENTS

(3) Every lot or tract of land in a J3 district shall have within the district, an area of at least 4,000.0 square metres (0.99 acres), and a depth of at least 30.0 metres (98.43 feet). (79-288)

FLOOR AREA RATIO

(4) No building or structure in a "J3" District shall have a gross floor area of more than twice the area within the district of the lot or tract of land on which it is situated. (10259/63)

LOT COVERAGE

(5) In a J3 district, coverage by any building, structure or use shall not exceed 60 per cent of the area of the lot or tract of land on which the building, structure or use is situated.

PARKING REQUIREMENTS

(6) Parking spaces shall be provided within the district, on the lot or tract of land on which any building, structure or use is situated in a J3 district, and in other than a required side yard or front yard, in the ratio of at least one parking space for every three employees engaged in industrial work, and at least one parking space for every 46.0 square metres (495.14 square feet) of floor space devoted to office use. (79-288)

LANDSCAPING, ETC.

(7) All required front yards and any required yard adjacent to a residential district shall be landscaped with at least a lawn, which shall be maintained in a healthy growing condition, and neat and orderly in appearance. All driveways and walks located in required front yards and in any required yard adjacent to a residential district shall be finished with a permanent type of surfacing.

16B (8) No building or structure shall be erected, altered, extended or enlarged, unless the exterior walls are constructed of stone, brick, reinforced concrete, concrete blocks, glass, steel, aluminum or wood panelling or any combination thereof, provided that not more than 40 per cent of the front exterior elevation of such building or structure shall be constructed of reinforced concrete or concrete blocks. No second-hand or used building materials shall be used in any such construction. (9907/62)

SECTION SEVENTEEN

'K' Districts

(HEAVY INDUSTRY, ETC.)

SECTION SEVENTEEN - "K" DISTRICTS

(Heavy Industry, etc.)

17. (1) Subject to the provisions of sections 3, 18 and 19, in a K district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8158/57)

(i) Any institutional use for detentional purposes or for emergency or surgical purposes and a day nursery, and such residential use as may be sufficient for the necessary maintenance staff of any lawful principal use. (9778/62) (69-221)

PUBLIC USES

(ii) Any public use as permitted in an I district, except a private club, a school for the blind or deaf, a lodge and a fraternity or sorority house; (9640/62) (10089/63)

(iii) a public garbage dump, public incinerator, or other public use;

COMMERCIAL USES

(iv) A lumber yard, salvage yard, stock yard, fuel storage tank, spray paint shop or any commercial use permitted in a "J" District; (9057/60)

INDUSTRIAL USES

(v) Any industrial use permitted in a J district; (6902/52)

(vi) The manufacture of vegetable oils or other manufacture of Vegetable Products;

(vii) a slaughter house, tannery, glue factory, tallow-rendering plant or any other factory for the manufacture of Animal Products;

(viii) a textile factory, including wool-carbonizing or hair treatment;

17. (1) (ix) a wood products factory or paper products factory, sawmill, planing mill, pulp mill, paper mill or any other factory for the manufacture of any of the Wood and Paper Products, except a distillation plant (for which see Chemical Industry); (6902/52)

(x) A small metal wares factory, metal products factory, primary metals plant or any other factory for the manufacture of Iron and Steel and Their Products, or of Manufacturers of the Non-Ferrous Metals, except the manufacture or processing of radioactive materials;

(xi) a ceramics factory, sheet mica factory, a plant for rock-crushing, cut stone fabrication, the manufacture of cement and cement products, lime or lime products, asbestos, graphite, gypsum or mica products or any other Manufactures of the Non-metallic Minerals, including the manufacture of emery cloth, sandpaper and other abrasive products, asphalt, tar and petroleum products, but excepting the manufacture of radioactive materials, the manufacture of artificial abrasive, and a distillation plant; (for the last two of which see Chemical Industry) (6902/52) (9016/60)

(xii) a pharmaceuticals factory, gas plant, coke oven, distillation plant, nitrating processes, the manufacture of chlorine or chlorine bleaches, inorganic adhesives and fertilizers, linoleum, paint, varnish, lacquer, phonograph records, cellulose, celluloid, pyroxylin, rayon, plastics and other synthetics, polishes or dressings, potash or metallic sodium, poisons, the corrosion of aluminum, copper, iron, tin, lead or zinc, or any other manufacture of Chemicals and Allied Products;

(xiii) a factory for the manufacture of brushes, fountain pens, lamps, signs, stamps and stencils, umbrellas or any other manufacture of Miscellaneous products industry. (6902/52)

HEIGHT REQUIREMENTS

(2) In a K district, no building shall exceed ten storeys, and no structure shall exceed 37.0 metres (121.39 feet), in height, except a blast furnace or other industrial structure. (9141/60) (79-288) (80-049)

AREA REQUIREMENTS

17. (3) In a K district, coverage by buildings and structures shall not exceed eighty-five per cent of the area of the lot; (9818/62)

Provided that where any side lot line or rear lot line abuts upon a residential district, no building or structure shall be located nearer to any such side lot line or rear lot line than 4.5 metres (14.76 feet); (9818/62) (79-288)

INTENSITY OF USE

(4) In a K district, all intensity of use requirements shall be the same as are provided for an I district.

SECTION SEVENTEEN A

'KK' Districts

(RESTRICTED HEAVY INDUSTRIAL DISTRICT)

SECTION SEVENTEEN A - "KK" DISTRICTS

(Restricted Heavy Industrial District)

17A (1) Subject to the applicable provisions of Sections 3, 18 and 19, in a "KK" District no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely: (8320/58)

(a) any institutional use for detention purposes or for emergency medical or surgical purposes and a day nursery; (9778/62)

(aa) Any use permitted in a "JJ" (Restricted Light Industrial) District. (9003/60)

(b) a lumber yard, salvage yard, stock yard, fuel storage tank, or spray paint shop;

(c) as provided in clauses ii, iii, v, vi, vii, viii, ix, x, xi, xii, xiii of sub-section 1 of Section 17; and

(d) ground signs, wall signs and roof signs, the advertising matter of which pertains only to the occupancy or use of the lot or building upon which they are erected, and in addition to these, ground signs, wall signs and roof signs, pertaining to any advertising matter whatsoever,

Provided that for each of the two categories mentioned,

(i) The aggregate area of such sign or signs is not more than 1.0 square metres (10.76 square feet) for every 0.5 metres (1.64 feet) of all street frontages of streets on which the lot abuts, and (79-288)

(ii) The height of such sign or signs shall not exceed 6.0 metres (19.69 feet) in the case of a ground sign, or 4.5 metres (14.76 feet) in the case of a roof sign, or 3.5 metres (11.48 feet) in the case of a wall sign; and (79-288)

(iii) No such sign is within any minimum required front yard, side yard or rear yard, except to an extent up to a maximum of 0.1 metres (3.94 inches) in the case of a wall sign, or up to a maximum of 0.5 metres (1.64 feet) in the case of a ground sign, and that each such sign is approximately parallel with the wall of the building and within 0.1 metre (3.94 inches) thereof; and (79-288)

17A (1) (d) (cont'd.) NOTE: Signs permitted under the above provisions are also required to be in conformity with the provisions of The Building By-law No. 4797, and of any other By-law regulating signs.

(g) Such residential uses as are necessary for the maintenance staff of any lawful principal use permitted in this District.

(2) In a KK district, no building shall exceed four storeys, and no structure shall exceed 17.0 metres (55.77 feet), in height. (9141/60) (79-288)

(3) Yards shall be provided and maintained as appurtenant to every building or structure in a "KK" District, in accordance with the provisions of sub-section 3 of Section 16A.

(4) Every lot or tract of land in a "KK" District upon which a dwelling is erected, converted or re-constructed, as permitted under sub-section 1 of this Section shall be in accordance with the provisions of sub-section 4 of Section 16A.

(5) Parking space in a "KK" District shall be provided in accordance with the provisions of sub-section 5 of Section 16A. (8320/58)

SECTION SEVENTEEN B

'L' Districts

(PLANNED DEVELOPMENT)

SECTION 17B - "L" DISTRICTS

(Planned Development)

17B (1) In this section, (71-318)

(a) "L-r" means Low Density Residential uses;

(b) "L-mr-1" means Multiple Residential uses;

(c) "L-mr-2" means Multiple Residential uses;

(d) "L-pn" means Public and Institutional uses;

(e) "L-c" means Commercial uses;

(f) "L-i" means Industrial uses;

(g) "L-t" means Transportation uses;

(h) "Low Density Residential" use means that no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except for one and two family dwellings;

(i) "Multiple Residential" use means that no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except for row dwellings and multiple dwellings;

(j) "Public and Institutional" use means that no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except for,

(i) Public uses within the meaning of clause C of subsection 2 of section 2 of By-law No. 6593, and

(ii) Institutional uses within the meaning of clause B of subsection 2 of section 2 of By-law No. 6593;

(k) "Commercial" use means that no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except mainly for "Commercial" uses within the meaning of clause D of subsection 2 of section 2 of By-law No. 6593; (73-233)

(l) "Industrial" use means that no building or structure shall be erected, altered, extended or enlarged nor shall any building or structure or part thereof be used,

17B (1) (l) (cont'd.) nor shall any land be used except for Industrial uses within the meaning of clause E of subsection 2 of section 2 of By-law No. 6593;

(m) "Transportation" use means that no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except for:

1. transportation corridors;

2. transportation terminals;

3. freight handling facilities;

4. passenger handling facilities;

5. accessory storage, warehousing and parking areas to the uses referred to in paragraphs 1, 2, 3 and 4 of this clause.

(2) Where any District Map is marked "L" followed by a hyphen and one or more lower case letters of the alphabet,

(a) the district is deemed to be an "L" (Planned Development) district, and

(b) the district so marked,

(i) shall be marked in accordance with subsection 3, and

(ii) is deemed to prohibit all uses except the use not prohibited by subsection 4 for which the District Map is marked.

(3) Subject to subsection 4, an "L" (Planned Development) district shall be marked on any District Map in accordance with subsection 1, as follows:

(a) L-r, or

(b) L-mr-1, or

(c) L-mr-2, or

(d) L-pn, or

(e) L-c, or

17B (3) (f) L-i, or

(g) L-t

(4) In an "L" District, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) Low Density Residential uses, or

(b) Multiple Residential uses, or

(c) Public and Institutional uses, or

(d) Commercial uses, or

(e) Industrial uses, or

(f) Transportation uses

(5) Notwithstanding subsection 4, in an "L" District, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with a by-law enacted under subsection 6. (72-144)

(6) In an "L" District, the District Maps appended to and forming part of Zoning By-law No. 6593 shall be amended in accordance with (72-144)

(a) such further and other restricted area by-law as may be passed by the Council of The Corporation of the City under section 35 of The Planning Act,

(i) by changing from "L" (Planned Development) district marked "L-r" on the District Maps to either

A. "B" (Suburban Agricultural and Residential, etc.) district, or

B. "B-1" (Suburban Agricultural and Residential, etc.) district, or

C. "B-2" (Suburban Residential) district, or

D. "C" (Urban Protected Residential, etc.) district, or

17B (6) (a) (i) E. "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) district;

(ii) by changing from "L" (Planned Development) district marked "L-mr-1" on the District Maps to either,

A. "DE" (Low Density Multiple Dwellings) district, or

B. "DE2" (Multiple Dwellings) district, or

C. "DE3" (Multiple Dwellings) district, or

D. "E2" (Multiple Dwellings) district;

E. "RT-10" (Townhouse) District; (73-245) (78-45) (78-209)

F. "RT-20" (Townhouse-Maisonette) District; (73-245) (73-245) (78-45) (78-209)

G. "RT-30" (Street Townhouse) District. (78-45) (78-209)

(iii) by changing from "L" (Planned Development) district marked "L-mr-2" on the District Maps to either

A. "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, or

B. "E-1" (Multiple Dwellings, Lodges, Clubs, etc.) district, or

C. "E3" (High Density Multiple Dwellings) district.

(iv) by changing from "L" (Planned Development) district marked "L-pn" on the District Maps to any one of the Districts made subject to a Public or Institutional use under subsection 4;

(v) by changing from "L" (Planned Development) district marked "L-c" on the District Maps to either,

A. "G" (Neighbourhood Shopping Centre, etc.) district, or

B. "G-1" (Designed Shopping Centre) district, or

C. "G-2" (Regional Shopping Centres) district, or

17B (6) (a) (v) D. "G-3" (Public Parking Lots) district, or

E. "G-4" (Designed Neighbourhood Shopping Area) district, or

F. "H" (Community Shopping and Commercial, etc.) district, or

G. "HH" (Restricted Community Shopping and Commercial) district, or

H. "HI" (Civic Centre Protected) district, or

I. "I" (Central Business, etc.) district, or (73-233)

J. CR-1 District, or (73-233)

K. CR-2 District, or (73-233)

L. CR-3 District, or (73-233)

J. "M-11" (Prestige Industrial) district. (74-151)

(vi) by changing from "L" (Planned Development) district marked "L-i" on the District Maps to either,

A. "J" (Light and Limited Heavy Industry, etc.) district, or

B. "JJ" (Restricted Light Industrial) district, or

C. "J3" (Prestige Industrial) district or

D. "K" (Heavy Industry, etc.) district, or

E. "KK" (Restricted Heavy Industrial) district;

F. "M-11" (Prestige Industrial) district, or (77-277)

G. "M-12" (Prestige Industrial) district, or (74-151)

H. "M-13" (Prestige Industrial) district, or(74-151)

I. "M-14" (Prestige Industrial) district, or (74-151)

J. "M-15" (Prestige Industrial) district. (77-277)

(vii) by changing from "L" (Planned Development) district marked "L-t" on the District Maps to any one of the Districts made subject to the transportation use under subsection 4. (71-318)

17B (6) (b) Repealed (74-78)

(7) Repealed (74-78) (72-144)

SECTION SEVENTEEN C

'M' Districts

(PRESTIGE INDUSTRIAL)

SECTION SEVENTEEN C

PRESTIGE INDUSTRIAL DISTRICTS (74-151)

17C (1) Subject to the provisions of Sections 3, 18 and 19, in M-11, M-12, M-13, M-14 and M-15 Districts, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used nor shall any land be used, within each district except in accordance with the provisions of this section. (77-277)

(2) In this section, where a provision refers to one or more districts, the provision applies to each of the districts referred to, separately from any other district referred to in the same provisions.

(3) In M-11, M-12, M-13, M-14 and M-15 Districts, as hereinafter set forth, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used within each district for other than one or more of the following, (77-277)

(a) in an M-11 District:

(i) residential uses:

1. Accommodation Services such as hotel, hostel, inn, motel and motor hotel provided that no guest rooms contain any facilities for cooking, preparing or storage of food;

(ii) commercial uses:

2. Food services such as restaurants, caterers and taverns including drive-in restaurants;

3. A bank;

4. A post office;

5. A retail store selling,

1. general merchandise;

2. tires, batteries and accessories;

3. furniture; home furnishings; appliances;

4. liquor; wine; beer;

5. cigars; cigaretts; gifts; novelties; souveniers;

17C (3) (a) (ii) 5. 6. bicycles; boats; canoes; snowmobiles; camping equipment; fishing and hunting equipment;

7. vending machine dispensed goods and food;

8. A retail food store;

9. A retail drug store;

10. An automobile service station;

11. Financial institutions;

12. Insurance agencies and real estate industry;

13. Offices of administrative, business or professional persons;

14. A photographers or artist studio and retail art gallery;

15. Establishments rendering personal services, such as barber shop, beauty parlours, massage parlours, shoe shine parlour, self service laundries and dry cleaners and pick up depot for laundry and dry cleaning.

(b) In an M-12 District:

(i) commercial uses:

1. A warehouse with retail sales if the floor space of the retail sales area in the warehouse does not exceed 25% of the gross floor area of the warehouse;

(c) In an M-13 District:

(i) residential uses:

1. tourist cabins, camping grounds and trailer camp site, vacation camp.

(ii) public uses:

2. A library, art gallery, community centre, gymnasium, swimming pool or other such cultural, recreational or community building or structure except one carried on as a business;

3. A cemetery, together with any chapel or other building or structure appurtenant to such use;

17C (3) (c) (ii) 4. A public or private forest; wildlife reservation or other conservation project or a reservation for hiking, picnicking, skiing, or other such outdoor sports;

5. A golf course, bowling green, tennis court, playground, playfield, playlot, picnic ground, arena or other such recreational use whether publicly or commercially operated, and including rinks for curling, skating or roller skating;

(iii) commercial uses:

6. Amusement and recreational services such as a billiard parlour, bowling alley, amusement concessions and amusement parks, miniature golf or putting course, shooting gallery, indoor and outdoor tennis courts;

7. A motion picture theatre, including drive-in theatre;

(iv) industrial uses:

8. A commercial printing, publishing and printing, platemaking, type setting and trade binding use;

9. An assembly plant for the sole purpose of the assembly of parts, fabricated in another district, into a product the manufacture of which is not a use permitted in this section;

(d) In an M-14, and M-15 District: (77-277)

(i) public uses:

1. A public use except a public garbage dump; (79-6)

(ii) commercial uses;

2. A retail lumber yard;

3. A terminal and depot for urban transit system;

4. A laundry;

5. A storage warehouse including a cold storage warehouse;

6. Service and repair shops for, (78-179)

1. appliances. (78-179)

17C (3) (d) (ii) 6. 2. plumbing, heating, air conditioning. (78-179)

3. gunsmith's, locksmith's. (78-179)

4. painting incidental to any other permitted use, except a spray painting shop. (78-179)

5. tinsmithing, or other workshop, except blacksmith's shop, welder's shop, auto body and fender repair shop, auto wrecking or salvage shop, or any shop used in whole or in part as a producing, manufacturing, fabricating or processing plant. (78-179)

7. Contractor's Yards. (78-255)

(iii) industrial uses:

6. Winery; distillery;

7. Producing, manufacturing, fabricating or processing plants for,

1. scientific and professional equipment; instrument cases;

2. jewelery, silverware; jewelery cases;

3. sporting goods; toys;

4. signs and displays;

5. musical instruments; instrument cases;

6. stationary supplies;

7. art goods, statuary, artificial flowers;

8. feathers, plumes, hair goods, bristle, brooms, brushes, mops;

9. umbrellas, canes;

10. tobacco pipes, cigarette holders;

11. floor tiles, sheet floorings of vinyl, or synthetic resins, vinyl asbestos or linoleum;

12. leatherette, oilcloth and other coated fabrics including water repellant fabrics except rubberized fabrics.

17C (3) (d) (iii) 7. 13. buttons;

14. beauty and barber shop equipment;

15. venetian blinds;

16. models and patterns of all materials except extrusion moulds;

17. rubber and metal stamps and stencils;

18. artifical ice;

19. candles;

20. small articles and novelties;

21. clothing; hosiery knitting; furs; dyeing of textiles;

22. shoes, leather gloves, luggage, handbags and small leather goods;

23. furniture, fixtures;

24. sash, door and other millwork, wood boxes, caskets and other wood plants but excluding sawmills, planing mills, shingle mills, veneer and plywood mills;

25. ornamental and architectural metal, metal stamping, metal pressing and coating; wire, wire products and other metal plants but excluding machinery and transportation equipment;

26. electrical products;

27. non-metallic mineral products such as clay; cement, stone and concrete products; glass and glass products;

28. pharmaceuticals.

29. Moulds and Dies. (79-44)

7a. Manufacturing and wholesaling food products, except, (78-179)

A. dextrine, starch, or glucose, and (78-179)

B. the refining of sugar, and (78-179)

17C (3) (d) (iii) 7a. C. an abattoir, slaughter house or chicken processing plant. (78-179)

7b. Wholesale industrial warehousing for the distribution only of finished goods and products (78-179)

8. Printing, publishing and accessory uses;

9. Establishments primarily engaged in recording or duplicating records, tapes and other media for reproducing vocal or instrumental performances;

10. Bakery. (76-263)

(e) In M-13, M-14 and M-15. (77-277)

(i) commercial uses:

1. A warehouse with retail sales if the floor space of the retail sales area in the warehouse does not exceed 15% of the gross floor area of the warehouse;

(f) In M-12, M-13, M-14 and M-15 Districts (77-277)

(i) commercial uses:

1. A commercial school vocational centre, trade school and business college;

2. Laboratories, medical, dental, film, testing and other;

3. Radio and television studio;

4. Wholesale trade in,

1. paper and paper products;

2. food; alcoholic beverages;

3. tobacco products;

4. drugs and toilet preparations;

5. wearing apparel; dry goods;

6. household furniture; home furnishings;

7. electrical equipment;

8. lumber and building materials;

17C (3) (f) (i) 4. 9. toys; novelties;

10. amusement and sporting goods;

11. musical instruments and accessories;

12. jewelery, clocks, watches;

13. books, periodicals, newspapers;

14. photographic equipment and supplies;

5. Photographic services;

6. All types or classes of car wash establishments;

7. Establishment providing advertising service;

8. Funeral parlour;

(ii) industrial uses:

9. Commercial printing, publishing and printing, platemaking, type setting and trade binding industry;

(g) In M-11, M-12, M-13, M-14 and M-15 Districts: (77-277)

(i) public uses:

1. Labour union hall;

2. Lodge;

3. Private club

(ii) accessory uses: (77-277)

1. business offices (77-277)

(h) In an M-15 District: (77-277)

(i) commercial uses:

1. building contractor's yard. (77-277)

(ii) public uses: (78-194)

1. district yard; (78-194)

(ii) sanitary transfer station except the outside storage of refuse. (79-33) (78-194)

17C (4) In M-11, M-12, M-13, M-14 and M-15 Districts in addition to the uses referred to in subsection 3, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used in each district for other than the following, (77-277)

(a) ground signs, wall signs and roof signs.

(5) No sign referred to in subsection 4 shall be erected, altered, extended or enlarged in each district except if,

(b) the total aggregate area of all signs is not more than 1.0 square metres (10.76 square feet) for every 0.5 metres (1.64 feet) of street frontages of streets on which the lot abuts; (79-288)

(c) the vertical dimension of the sign is not greater than,

(i) in the case of a ground sign, 6.0 metres (19.69 feet); (79-288)

(ii) in the case of a roof sign, 4.5 metres (14.76 feet); (79-288)

(iii) in the case of a wall sign, 3.5 metres (11.48 feet). (79-288)

(6) No sign referred to in subsection 4 shall encroach into any required side yard, required front yard or required rear yard except to the extent of,

(a) in the case of a ground sign, not more than 0.5 metres (1.64 feet); (79-288)

(b) in the case of a wall sign, not more than 0.1 metres (3.94 inches). (79-288)

HEIGHT REQUIREMENTS

(7) In M-11, M-12, M-13, M-14 and M-15 Districts, except as provided in subsection 8, no building or structure or part thereof shall exceed two storeys or 14.0 metres (45.93 feet) in height. (77-277) (79-288)

(8) No hotel or office building shall exceed 10 storeys in height.

AREA REQUIREMENTS

17C (9) Except as provided in subsection 11, in M-11, M-12, M-13, M-14 and M-15 Districts there shall be provided and maintained in each district upon the same lot and within the district, for every building and structure, front yard depth, side yard width and rear yard depth having dimensions not less than the number of metres (feet) hereinafter set forth, for the respective districts: (77-277)

District	Front Yard Depth (minimum)	Side Yard Width (minimum)	Rear Yard Depth (minimum)
M-11	12.0 m (39.27 ft.)		7.5 m (24.61 ft.)
M-12	12.0 m (39.27 ft.)	10% of lot width	7.5 m (24.61 ft.)
M-13	6.0 m (19.69 ft.)	10% of lot width	7.5 m (24.61 ft.)
M-14	6.0 m (19.69 ft.)	10% of lot width	7.5 m (24.61 ft.)
M-15 (78-259)	6.0 m (19.69 ft.) (79-288)	10% of lot width	7.5 m (24.61 ft.)

(10) In M-12, M-13, M-14 and M-15 Districts no side yard shall be required to exceed 7.5 metres (24.61 feet) in width. (77-277) (79-288)

(11) In an M-11, M-12, M-13, M-14 and M-15 District, where the lot referred to in subsection 9 is situate at the junction or intersection of streets or highways, the width of the side yard abutting the side lot line adjacent to the street or highway shall not be less than 6.0 metres (19.69 feet). (77-277) (79-288)

INTENSITY OF USE

(12) In an M-11, M-12, M-13, M-14 and M-15 District every lot or tract of land in each district shall have, (77-277)

(a) a width of not less than 30.0 metres (98.43 feet), and

(b) an area of not less than 1,100.00 square metres (11,840.30 square feet). (79-288)

BUILDING AREA

(13) In an M-11, M-12, M-13, M-14 and M-15 District, no building or structure shall have a building area in each district greater than 60% of the lot area. (77-277)

17C (14) In an M-11 District, no hotel or office building shall have a gross floor area greater than double the lot area.

LANDSCAPED AREAS

(15) In M-11, M-12, M-13, M-14 and M-15 Districts, except as provided in subsection 16, there shall be provided and maintained in each district, on the same lot and within the district, (77-277)

(a) landscaped area in the required front yard except the area occupied by access driveways;

(b) where the lot is situate at the junction or intersection of streets or highways, landscaped area not less than the width of the required side yard referred to in subsection 11 adjacent to the street or highway except the area occupied by access driveways.

(16) There shall be provided and maintained in each district, on the same lot and within each district hereinafter referred to, where the lot is adjacent to an "A" District, landscaped area as follows:

1. In M-11, M-12, M-14 and M-15 Districts, a landscaped area abutting the "A" District having a depth of not less than 7.5 metres (24.61 feet); (77-277) (79-288)

2. In an M-13 District, a landscaped area abutting the "A" District having a depth of not less than 13.5 metres (44.29 feet) of which not less than 7.5 metres (24.61 feet) shall be comprised of a planting strip. (79-288)

(17) The landscaped area provided under subsections 15 and 16 shall be,

(a) natural earth comprised of natural plantings of grass lawns, trees, shrubs and flowers in such a manner as to establish and enhance beautification; and

(b) fences, patios and walkways placed in such a manner as to compliment the beautification referred to in clause (a).

(18) No part of the required landscaped area and planting strip provided under subsection 15 and subsection 16 shall be used for,

17C (18) (a) parking space, manoeuvring space or other vehicular puposes of any kind, and

(b) any other purpose other than landscaped area or planting strip as the case may be.

PARKING REQUIREMENTS

(19) Notwithstanding section 18, in M-11, M-12, M-13, M-14 and M-15 Districts, there shall be provided and maintained in each district, upon the same lot upon which one or more buildings or structures are erected, altered, extended or enlarged, (77-277)

(a) not less than one parking space for each 46.0 square metres (495.14 square feet) of gross floor area of industrial use;

(b) not less than one parking space for each 37.0 square metres (398.26 square feet) of gross floor area of commercial use, except guest units referred to in clause (c); (79-288)

(c) not less than one parking space for each guest unit provided by a hotel or motel, in addition to the parking space required under clauses (b) and (d);

(d) not less than one parking space for each 6 persons lawfully accommodated in a place of assembly.

(20) The parking area referred to in subsection 19 shall be asphalt or concrete surfaced.

LOADING AND STORAGE REQUIREMENTS

(21) Notwithstanding section 18, in M-11, M-12, M-13, M-14 and M-15 Districts, there shall be provided and maintained in each district, on the same lot, (77-277)

(a) not less than one loading space for each 1,848.0 square metres (19,891.71 square feet) of gross floor area or part thereof, and (79-288)

(b) a loading space not less than 15.2 metres (49.87 feet) in length, 3.6 metres (11.81 feet) in width and having vertical clearance of 4.3 metres (14.11 feet). (79-288)

(22) In an M-11, M-12, M-13, and M-14 District, no area used as storage outside of a building or structure shall exceed 5% of the lot area.

17C (23) In an M-11, M-12, M-13 and M-14 District, no side yard or required front yard that is less than 7.5 metres (24.61 feet) from an abutting, (79-288)

(a) street or highway, or

(b) a residential, or commercial district,

shall be used as loading area or for storage of materials.

(24) No yard shall be used as provided in subsection 22, except a side or rear yard wherein the storage of material or equipment is,

(a) enclosed, or

(b) completely screened from external view by a fence not less than 1.5 metres (4.92 feet) in height and not greater than 3.0 metres (9.84 feet) in height or landscaped visual barrier. (77-277) (79-288)

(25) No industrial building or structure shall be erected and no industrial use shall be situate on land within the area bounded by Upper Ottawa Street, the Mountain Freeway Alignment and the east and south limits of the City of Hamilton that is less than 90.0 metres (295.28 feet) measured from any building used as a dwelling on a residential lot which is located, (76-204) (77-84) (79-288)

(a) within the area; or (77-84)

(b) outside of and adjacent to the area. (77-84) (77-277) (76-204) (74-166)

SECTION EIGHTEEN

Supplementary Requirements and Modifications

SECTION EIGHTEEN - SUPPLEMENTARY REQUIREMENTS AND MODIFICATIONS

Supplementary Use Requirements

18. (1) Notwithstanding the provisions of sections 3 to 17 inclusive, and subject to the provisions of subsection 1a of this section, no land, building or structure shall, without the approval in writing of the committee of adjustment, be used in the area covered by this by-law for any commercial or industrial purpose likely to create danger to health or danger from fire or explosion and specified following, namely; (8556/59)

Public Uses

(i) a public garbage dump;

Commercial Uses.

(ii) a stock yard;

(iii) the storage of celluloid, cellulose, proxylin, gasoline, fireworks, acetylene gas or other such highly inflammable or explosive substance, save in retail quantities or less, lawfully and properly kept in accordance with good practice;

(iv) storage of acid (including hydrogen cyanide), ammonia, or other such corrosive or highly toxic substance, save in retail quantities or less, lawfully and properly kept in accordance with good practice;

(v) garbage incineration or dumping on a commercial basis, the storage of raw hides or skins, or any other use that may be an offensive trade, business or manufacture within the meaning of The Public Health Act or regulations thereunder, or any other use which may be obnoxious by reason of the emission of odour, dust, gas, fumes, noise or vibration;

Industrial Uses,-

Animal Products.

(vi) an animal by-products plant, an abattoir or slaughter house for other than the killing of rabbits or poultry, a tannery, and any other use which may be an offensive manufacture within the meaning of The Public Health Act or regulations thereunder;

Industrial Uses,-

Iron and Steel and Their Products, and
Manufactures of the Non-Ferrous Metals.

18. (1) (vii) a primary metals plant, or any process for recovery or the smelting or reduction of scrap metal or waste metal products;

Industrial Uses,-

Manufactures of the Non-Metallic Minerals.

(viii) the manufacture of cement, lime or plaster of paris;

Industrial Uses,-

Chemicals and Allied Products

(ix) a distillation plant;

(x) the manufacture of acetylene gas, propane gas or other highly inflammable or highly toxic or corrosive gas;

(xi) the manufacture of celluloid, cellulose, fireworks, proxylin or other such highly inflammable or explosive substance;

(xii) the manufacture of acids (including hydrogen cyanide), ammonia or other highly corrosive or highly toxic substance;

(xiii) the manufacture of inorganic fertilizer;

Mining Uses

(xiv) a quarry;

(xv) an oil well, gas well or salt mine; or

(xvi) an iron mine or any other mine.

(1a) Upon any application for approval pursuant to subsection 1 of this section, the committee of adjustment shall give one copy of its written decision to the applicant and shall file one copy with the City Clerk, and where the committee has refused to grant any such application it shall, upon the request of the applicant, refer the matter to the Ontario Municipal Board, which Board may grant or refuse such approval. (8556/59)

Modifications

18. (2) Notwithstanding the provisions of sections 3 to 17 inclusive,

(i) A single family dwelling in any district in which the height of a building is limited to not more than two and a half storeys, may be increased in height to not more than three storeys, (9438/61)

Provided that each side yard is increased in width by at least 1.5 metres (4.92 feet), and each rear yard in depth by at least 3.0 metres (9.84 feet) beyond the ordinary requirements for the district; (9438/61) (79-288) (80-049)

(ii) (8770/59) (10380/64) (79-288) (80-049) (80-248) Repealed.

(iia) Wherever such use is permitted, the height of a public hospital or a private hospital may be increased above the height permitted in the district, provided that for that part of the building or buildings which exceeds such a height each yard, as normally required for the district shall be increased in width or depth by 0.5 metres (1.64 feet) for each 1.0 metres (3.28 feet) that the height is so increased. (79-288) (8770/59) (80-049)

(iii) No building or structure situate within the area of land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "E" and more particularly described in Schedule "F" hereto annexed, shall exceed eight storeys or 26.0 metres (85.30 feet) in height. (7535/55) (8394/58) (8436/58) (9141/60) (9748/62) (76-148) (79-288) (80-049)

18 (3) (i) Yards for Lots Where Street Line Curved. Where a lot abuts upon a street line of such a curve that tangents drawn from the street extremities of the lot lines contain an angle of not more than one hundred and thirty-five degrees, the lot for the purpose of calculating yard requirements shall be deemed to be a corner lot, and the corner shall be deemed to be that point on the street line, which is nearest to the point of intersection of the said tangents; and in all other cases of irregular-shaped lots where the foregoing cannot apply, whether by reason of the greatness of the arc between the lot lines, or otherwise, yard requirements shall be determined as nearly as may be in accordance with the requirements for regular-shaped lots;

(ii) Through Lots. In the case of a through lot wherever front yards are required, there shall be a front yard abutting upon each street, and, wherever a through lot has a depth of at least 53.0 metres (173.88 feet) there shall also be provided, in addition to any required side yard, additional open space upon the lot, of an area at least as great as the area of the rear yard which would be required for such lot if it were not a through lot, and, where a through lot is in a residential district, such additional open space shall be provided adjoining one face of the principal building or structure, or shall be equally divided between two of the faces of the same; (9255/61) (79-288) (80-049)

(iii) Notwithstanding any provisions of this By-Law, where a building or structure is to be erected on an interior lot between two existing buildings or structures located not more than 30.0 metres from the proposed building or structure, such building or structure may be erected closer to the front lot line than required by the district in which the lot is situated, provided that, (79-288) (9438/61) (80-049) (80-216)

(a) the minimum front yard shall be equal to the average depth of the two adjoining front yards, and (9438/61) (80-216)

(b) the reduction of the minimum front yard as permitted by this provision shall not exceed thirty percent (30%) of the depth ordinarily required by the district provisions in which the lot is situate. (9438/61) (80-216)

18 (3) (iv) Required Parking Spaces. In an I district or HI district there shall be provided and maintained for Class A dwelling units and housekeeping dwelling units, hard surfaced and properly drained off-street parking spaces on the same lot or on adjoining land, to the number of not less than eighty per cent of the number of Class A dwelling units and housekeeping dwelling units, together with the necessary access driveways and manoeuvring and turning space; and, save as aforesaid, in every district except an I district or HI district, there shall be provided and maintained such hard-surfaced and properly-drained parking spaces, access driveways and manoeuvring and turning space as follows: (6692/51) (8128/57) (8926/60) (9735/62)

(a) Parking Spaces. Wherever a lot or a building or a portion of a building is used for, or is converted for use as a dwelling or multiple dwelling, in the case of a dwelling there shall be provided on the same lot one parking space for each dwelling unit and in the case of a multiple dwelling there shall be provided within the district in which the erection of multiple dwellings is permitted, or in a district in which parking spaces for a public parking lot are permitted, and on the same lot or on an adjoining lot, at least one and one-quarter parking spaces for each dwelling unit; but for a multiple dwelling in an "E-3" district, the required number of parking spaces may be reduced to not less than eighty per cent of the number of dwelling units, and for a home for elderly persons in any district, the required number of parking spaces may be reduced to not less than twenty-five per cent of the number of dwelling units; (7348/54) (7535/55) (8128/57) (8927/60) (9451/61) (9896/62) (10718/65) (67-78)

Where a lot is occupied by an ordinary lodging house or a hostel, there shall be provided not less than one parking space for every two persons lawfully accommodated. (75-195)

Wherever a lot or building or a portion of a building is used for a student residence there shall be provided in the district in which a student residence is permitted and on the same lot, not less than one parking space for (68-327)

(ai) each dwelling unit; and (68-327)

18. (3) (iv) (a) (aii) for every 18.5 square metres (199.13 square feet) of floor area used for any other separate living quarters,not including common facilities. (68-327) (79-288) (80-049)

(aa) Wherever a lot is partly in a residential district and partly in a district or districts other than a residential district, parking spaces for any use permitted in residential districts and being in the residential district may be provided in any such adjoining district; (8927/60)

(ab) Wherever a lot is partly in a commercial district and partly in an industrial district, parking spaces for any use permitted in commercial districts and being in the commercial district may be provided in any such industrial district. (8927/60)

(ac) Except in the case of a single-family dwelling or of a pair of semi-detached single-family dwellings, townhouse dwelling, maisonette dwelling or street townhouse dwelling, no part of any such parking space shall be; (8927/60) (76-277) (78-45)

(1) Repealed. (71-330) (8128/57)

(2) When located in a side yard, nearer to any wall of a principal building than a distance equal to ten (10) per cent of the height of the principal building, or 1.5 metres (4.92 feet), whichever is the greater, (79-288) (8128/57) (80-049)

(3) When located in a rear yard, nearer to any wall of a principal building than a distance equal to twenty-five (25) percent of the height of the principal building, or 4.5 metres (14.76 feet), whichever is the greater; provided that in the case of a converted dwelling or a lodging house, where the distance between the building and the rear lot-line is inadequate to comply with the foregoing such parking spaces may be located as much nearer to the principal building as is made necessary by such insufficiency of distance. (8251/58) (8128/57) (79-288) (80-049) (81-27)

18. (3) (iv) (cont'd.) (ac) Provided, however, that such parking spaces may be in an accessory building conforming to the requirements of subsection 4 of this section, or within a principal building, if adequate and suitable manoeuvring space and access driveways are also provided in accordance with the requirements of sub-clauses b and c of this clause, except that where parking spaces are within the principal building, no clearance from the principal building is required. (8646/59) (8128/57)

(ad) No part of any required parking space shall be within a required front yard. (71-330) (72-22)

(ae) Subclause (ad) of clause (iv) of this subsection shall not apply to a single family dwelling or a two family dwelling erected prior to the 14th day of December, 1971. (80-031)

(b) Manoeuvring space. Abutting on the parking spaces required, whether these are provided outside or inside an accessory building or principal building, there shall be provided on the same lot except in the case of a single family dwelling or of a semi-detached two family dwelling, townhouse dwelling, maisonette dwelling or street townhouse dwelling -manoeuvring space, no part of which shall be; (6692/51) (6902/52) (8039/57) (8128/57) (8646/59) (76-277) (77-269) (78-45)

(1) Within a required front yard, (8128/57)

(2) When located in a side yard, nearer to any wall of a principal building than a distance equal to ten (10) percent of the height of the principal building, or 1.5 metres (4.92 feet), whichever is the greater, (79-288) (8128/57) (80-049)

(3) When located in a rear yard, nearer to any wall of a principal building than a distance equal to twenty-five (25) percent of the height of the principal building, or 4.5 metres (14.76 feet), whichever is the greater; Provided that in the case of a converted dwelling or a lodging house, where the distance between the principal building and the manoeuvring space is inadequate to comply with the foregoing such manoeuvring space may be located as much

18. (3) (iv) (b) (3) (cont'd.) nearer to the principal building as is made necessary by such insufficiency of distance. (8251/58) (79-288) (8128/57) (80-049) (81-27)

Every required manoeuvring space shall be adequate to permit an automobile to travel readily to and fro between the parking space and an access driveway, and such manoeuvring space shall not be deemed to be adequate unless it conforms to the following requirements, namely;- (8128/57)

For Parallel Parking on one side only:-

Each parking space shall be not less than 2.5 metres (8.20 feet) wide nor less than 6.7 metres (21.98 feet) in length. Manoeuvring space shall be of the length, and not less than 3.5 metres (11.48 feet) wide. (79-288) (8128/57) (80-049)

For Parallel Parking on two sides:

Each parking space shall be not less than 2.5 metres (8.20 feet) wide nor less than 6.7 metres (21.98 feet) in length. Manoeuvring space shall be of the same length, and not less than 3.5 metres (11.18 feet) wide, where five (5) or less automobiles are parked on either side of a turning space with a minimum area of 84.0 square metres (904.17 square feet) and a minimum width in any direction of 8.2 metres (26.90 feet), is provided convenient to the parking spaces; Where six or more automobiles are parked on either side, the manoeuvring space shall be not less than 5.5 metres (18.04 feet) wide, unless there are provided two separate driveways; each 3.0 metres (9.84 feet) wide, giving access to a street or alley, in which case the manoeuvring space may be not less than 3.5 metres (11.48 feet). (79-288) (8128/57) (80-049)

For 90 degree Parking on one side or on two sides;-

Each parking space shall be at least 2.5 metres (8.20 feet) wide and 6.0 metres (19.69 feet) long, and the manoeuvring space shall be at least as wide and as long; (9056/60) (79-288) (8128/57) (80-049)

18. (3) (iv) (b) (3) (cont'd.) Provided, however, that where the widths of the parking space and manoeuvring space are increased by any amount up to a total width of (8136/57) 3.0 metres (9.84 feet), the length of the manoeuvring space may be reduced accordingly, but not to a length of less than 5.5 metres (18.04 feet). (8136/57) Where the widths of the parking space and manoeuvring space are so increased, the area of the manoeuvring space shall be not less than 16.7 square metres (179.76 square feet); (79-288) (8128/57) (8136/57)

For 60 degree Parking on one side or on two sides;-

Each parking space shall be not less than 2.5 metres (8.20 feet) wide, (8136/57) measured perpendicular to the parking angle nor less than 6.5 metres (21.33 feet) in length when measured at right angles to the parking line. Manoeuvring space shall not be less than 3.5 metres (11.48 feet) long, measured perpendicular to the parking line. (79-288) (8128/57) (8136/57)

For 45 degree Parking on one side or on two sides;-

Each parking space shall be not less than 2.5 metres (8.20 feet) wide, (8136/57), measured perpendicular to the parking angle nor less than 6.0 metres (19.69 feet) in length when measured at right angles to the parking line. Manoeuvring space shall not be less than 3.5 metres (11.48 feet) long, measured perpendicular to the parking line. (79-288) (8128/57) (8136/57)

For 30 degree Parking on one side or on two sides;-

Each parking space shall be not less than 2.5 metres (8.20 feet) wide, measured perpendicular to the parking angle nor less than 5.2 metres (17.06 feet) in length when measured at right angles to the parking line. Manoeuvring space shall not be less than 3.0 metres (9.84 feet) long, measured perpendicular to the parking line. (79-288) (8128/57)

18 (3) (iv) (c) Access Driveways, In connection with the parking spaces and manoeuvring space required as in the preceding subclauses (a) and (b), there shall be provided and properly maintained one or more access driveways, on the same lot, or by an alleyway or mutual drive to the use of which the owner of the lot is legally entitled by virtue of a registered plan of subdivision or a grant or easement unlimited as to time and registered in the Registry Office for the County of Wentworth; and, - except in the case of a single family dwelling or of a semi-detached two family dwelling, townhouse dwelling, maisonette dwelling or street townhouse dwelling,- no part of any such access driveway shall be: (8258/57) (8251/58) (8424/58) (76-277) (77-269) (78-45)

(1) When located in a side yard, nearer to any wall of a principal building than a distance equal to ten (10) percent of the height of the principal building, or 1.5 metres (4.92 feet), whichever is the greater; provided that in the case of a converted dwelling or a lodging house, where the side yard is not wider than 2.3 metres (7.55 feet), the access driveway may extend to the principal building. (79-288) (8128/57) (80-049) (81-27)

(2) When located in a rear yard, nearer to any wall of a principal building than a distance equal to twenty-five (25) per cent of the height of the principal building, or 4.5 metres (14.76 feet), whichever is the greater; provided that in the case of a converted dwelling or a lodging house, where the distance between the principal building and the access driveway is insufficient to enable compliance with the foregoing, such access driveway may be located as much nearer to the principal building as is made necessary by such insufficiency of distance. (8203/58) (79-288) (8128/57) (8203/58) (80-049) (81-27)

18 (3) (iv) (c)(2) (cont'd.) Such access driveway or driveways shall be adequate and suitable to provide easy access to a street or alley, from the required parking spaces and manoeuvring space, and they shall not be deemed to be adequate and suitable unless conforming to the following requirements, namely; - (76-277) (77-269) (8128/57)

Except in the case of a single-family dwelling or a semi-detached two-family dwelling where there are not more than ten (10) parking spaces, one access driveway at least 3.0 metres (9.84 feet) wide, or, where the access driveway is a mutual driveway, at least 5.5 metres (18.04 feet) wide; provided that in the case of a converted dwelling or a lodging house, where there is insufficient width in a side yard to provide an access driveway 3.0 metres (9.84 feet) wide, the width of the access driveway in said side yard may be reduced to not less than 2.3 metres (7.55 feet), and in the case of a mutual driveway, where the widths of the side yards are insufficient to provide a mutual driveway, 5.5 metres (18.04 feet) wide, the width of the mutual driveway in said side yards may be reduced to not less than 4.5 metres (14.76 feet); and (8128/57) (8251/58) (8424/58) (78-45) (79-288) (80-049) (81-27)

Where there are more than ten (10) parking spaces at least two access driveways each of a width of at least 3.0 metres (9.84 feet), or one access driveway of a width of at least 5.5 metres (18.04 feet). (8128/57) (79-288) (80-049)

(3) There shall be provided and maintained for a single family dwelling or a two family dwelling, an access driveway or mutual driveway not less than 2.7 metres (8.86 feet) wide. (71-330) (73-56) (79-288) (80-049)

(a) Paragraph 3 of subclause (c) of clause (iv) of this subsection shall not apply to a single family dwelling or a two family dwelling erected prior to the 14th day of December, 1971. (80-031)

18. (3) (iv) (d) Whenever a building or structure is erected, converted or altered for, or its use converted to, a commercial use, there shall be provided and maintained, on the lot, and in a district in which the principal use is permitted, or in a district where parking spaces for commercial uses are permitted, parking spaces each of sufficient size for a passenger automobile or a light truck in the ratio of not less than one such parking space for every 46.0 square metres (495.13 square feet) of floor space or ground area used for any such commercial purpose in excess of 450.0 square metres (4,843.76 square feet). (6902/52) (8039/57) (8128/57) (8544/59) (9057/60) (10088/63) (78-21) (79-288)

Provided that where a commercial use is classified as a place of assembly, such greater number of parking spaces shall be provided as are required for a place of assembly. (6902/52) (8128/57) (10088/63)

(e) For every theatre or other place of assembly except a church or Sunday school, there shall be provided and maintained on the lot or within 90.0 metres (295.28 feet) thereof, and in a district in which the principal use is permitted, or within 180.0 metres (590.55 feet) thereof, in a district where parking spaces for commercial uses are permitted, parking spaces to a number sufficient to accommodate one automobile for every ten persons who may be lawfully accommodated at one time in such place of assembly. (8039/57) (9057/60) (10088/63) (79-288)

Provided, however, that in the case of all public schools and secondary schools, and in the case of all other schools either public, separate or private where any pupils under the age of eighteen years are accommodated in classrooms, such requirement may be reduced to one parking space for each classroom. (9057/60)

And Provided Further, that in the case of a juvenile club in a public park managed and controlled by a local or other government body, no parking spaces need be provided; (9358/61)

18 (3) (iv) (f) Repealed By-law 75-195 (8128/57)

(iv a) (a) Nothwithstanding clause (iv) of subsection 3 of Section 18, the number of parking spaces for multiple dwellings and student residences located in the area more particularly described in Schedule "A" and on Schedule"A1" annexed hereto and forming part of this by-law, shall be not less than eighty per cent of the number of class A dwelling units; (70-121)

(b) Notwithstanding clause (iv) of subsection 3 of Section 18, the number of parking spaces for multiple dwellings located in the area more particularly described in Schedule "B" and on Schedule "B1" annexed hereto and forming part of this by-law, shall be not less than one hundred per cent of the number of class A dwelling units. (70-121)

(ivb) Additional Requirements for Multiple Dwelling Parking Areas. With respect to all parking spaces for use in connection with a multiple dwelling, and whether such parking spaces are required or not, the following regulations shall be complied with: (8974/60) (81-97)

(a) All lighting facilities shall be so installed and maintained as to ensure that the light is deflected away from all nearby residential districts. (8974/60)

(b) All parking spaces shall be paved with asphalt or concrete, and so graded or drained as to ensure that surface water will not escape to neighbouring lands, and, wherever the surface of the parking area is more than 0.1 metres (3.94 inches) higher or lower than any adjoining land, a suitable retaining wall shall be installed along the edge of the parking area or along the lot line; (79-288) (8974/60) (80-049)

(c) Wherever any adjoining land is in a residential district,the parking area shall be separated from it by a suitable fence not less than 1.2 metres (3.94 feet) nor more than 2.0 metres (6.56 feet) high. (8974/60) (79-288) (80-049)

18 (3) (ivc) Additional Requirements for Automobile Service Stations and Other Public Garages on Land Adjoining Residential Districts. Wherever an automobile service station or other public garage is established on any lot or tract of land adjoining a residential district, the following regulations shall be complied with: (8974/60) (9086/60) (9175/60) (81-97)

(a) Every building and structure shall be distant at least 6.0 metres (19.67 feet) from the nearest boundary of a residential district, except gasoline pumps, pump islands, gas vents and retaining walls; (9175/60) (79-288) (8974/60) (80-049)

(b) A planting strip at least 3.0 metres (9.84 feet) wide shall be provided and maintained along and within every side lot line and rear lot line adjoining a residential district, either within or without the residential district, and no parking or other use shall be permitted within the said 3.0 metres (9.84 feet) strip or within the residential district; (9175/60) (79-288) (8974/60) (9086/60) (80-049)

(c) A suitable fence shall be erected and maintained along every such side lot line and rear lot line; (9175/60) (8974/60)

(d) Every lighting facility shall be so designed, installed and maintained as to ensure that the light is deflected away from any lands designated for residential purposes; (9086/60) (8974/60)

(e) No sign or gasoline pump shall be located nearer to a street line than the minimum required for depth of front yard in any such adjacent residential district, nor shall any sign be located within 3.0 metres (9.84 feet) of any lands designated for residential purposes; (9175/60) (9086/60) (79-288) (8974/60) (80-049)

(f) Every ingress and egress ramp shall be located at least 3.0 metres (9.84 feet) from the nearest lands designated for residential purposes. (9086/60) (79-288) (8974/60) (80-049)

Provided that the requirements of subclauses a, b, d, e, and f of this clause do not apply, where the adjoining land in a residential district is used for commercial purposes. (9518/61)

18 (3) (ivc) (g) All open areas except areas required to be landscaped shall be paved with asphalt or concrete, and so graded or drained as to ensure that surface water will not escape to neighbouring lands, and, wherever the surface of the parking area is more than 0.1 metre (3.94 inches) higher or lower than any adjoining land, a suitable retaining wall shall be installed along the edge of the parking area or along the lot line. (8974/60) (79-288) (80-049)

18 (3) (ivd) Wherever an automobile service station or other public garage and any car wash as defined in clause H of subsection 2 of section 2 is established on any lot or tract of land adjoining a residential district, the regulations set forth in clause (ivc) shall be complied with. (72-224) (74-44) (76-40) (81-97)

(ive) Wherever any car wash as defined in clause H of subsection 2 of section 2 is established on any lot or tract of land adjoining a residential district, the following regulations shall be complied with:

(a) subclauses (b), (c), (d), (f) of clause (ivc);

(b) every building and structure shall be distant at least 6.0 metres (19.69 feet) from the nearest boundary of a residential district; (79-288) (80-049)

(c) no sign or car wash operation shall be located nearer to a streetline than the minimum required depth of front yard in any such adjacent residential district, nor shall any sign be located within 3.0 metres (9.84 feet) of any lands designated for residential purposes. (72-224) (74-44) (76-40) (79-288) (80-049) (81-97)

(v) Abatement of Yards, etc., for Lots of Record: In the case of a lot of record without sufficient width, depth or area to meet the requirements of this By-law, a single-family dwelling may nevertheless be erected upon it, provided that each side yard has a width of at least ten per cent of the width of the lot, but in no case less than 0.9 metres (2.95 feet), and that the rear yard has a depth of at least twenty-five per cent of the depth of the lot, but in no case less than 3.0 metres (9.84 feet); (8174/58) (9140/60) (7634/55) (79-288) (80-049)

(vi) Encroachments on Yards: Every part of a required yard shall be unobstructed from its lowest level upwards, except that

(a) A chimney, sill, belt course, leader, pilaster, lintel or ornamental projection may project not

18 (3) (vi) (cont'd.) (a) more than 0.5 metres (1.64 feet) into a required side yard, and not more than 1.0 metre (3.28 feet) into any other required yard; (79-288)

(b) A canopy, cornice, eave, gutter or window air-conditioning unit may project (8544/59) (8909/60)

(i) into a required front yard not more than 1.5 metre (4.92 feet) provided that no such projection shall be closer to a street line than 1.5 metre (4.92 feet); (8544/59) (8909/60) (79-288)

(ii) into a required rear yard not more than 1.5 metre (4.92 feet); or (8544/59) (8909/60) (79-288)

(iii) into a required side yard not more than one-half of its width, or 1.0 metres (3.28 feet), whichever is the lesser; (8544/59) (8909/60) (9820/62) (79-288)

(bb) A fuel-oil-tank for fuel for the heating of a building or buildings on the premises may project into a required side-yard or rear yard, but shall not project to a distance of more than one-third of the required width of any such side yard or one-third of the required depth of any such rear yard, or to a distance of more than 1.0 metres (3.28 feet), whichever is the lesser distance. (8909/60) (79-288)

(c) An open fire escape or open stairway may project (8544/59)

(i) into a required rear yard not more than 1.0 metre (3.28 feet); or (8544/59) 79-288)

(ii) into a required side yard not more than one-third of its width, or 1.0 metre (3.28 feet), whichever is the lesser; (8544/59) (9688/62) (9747/62) (9748/62) (79-288)

(cc) A bay, balcony or dormer may project (8544/59)

(i) into a required front yard not more than 1.0 metre (3.28 feet), provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet); (8544/59) (79-288)

(ii) into a required rear yard not more than 1.0 metre (3.28 feet); or (8544/59) (79-288)

18 (3) (vi) (cc) (iii) into a required side yard not more than one-third of its width, or 1.0 metre (3.28 feet), whichever is the lesser, (8544/59) (9688/62) (9747/62) (9748/62) (79-288)

(ccc) A vestibule may project (8544/59)

(i) into a required front yard not more than 1.2 metres (3.94 feet), provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet); (79-288)

(ii) into a required rear yard not more than 1.2 metres (3.94 feet); or (79-288)

(iii) into a required side yard not more than one-third of its width or 1.2 metres (3.94 feet), whichever is the lesser; (79-288)

Provided that the sum of the lengths of such projections shall not exceed one-third of the width of the front yard or rear yard nor one-third the length of the side yard into which they project, but no case shall exceed 3.0 metres (9.84 feet). (8544/59) (79-288)

(d) A roofed-over or screened but otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard or rear yard to a distance of not more than 3.0 metres (9.84 feet), and every such projecting porch shall be distant at least 1.5 metres (4.92 feet) from the front lot line, and the enclosure of such a porch to the following extent shall not be deemed enclosure for the purpose of this section: (79-190)

(i) the porch may have a solid guard around the perimeter of the porch not more than 1.0 metre (3.28 feet) in height measured from the floor of the porch; (79-190)

(ii) the roof may be supported on columns or piers having a maximum width of 0.5 metres (1.64 feet); (79-190)

(iii) the beam, lintel or crown of an arch shall be no more than 0.3 metres (0.98 feet) in depth;

(iv) the minimum distance between piers or columns shall be 1.0 metre (3.28 feet) and in the case of arches, the arches shall have a minimum clear width of 1.0 metre (3 .28 feet). (70-190)

18 (3) (vi) (dd) A carriage porch may project into a required front yard or side yard where the same abuts a street, but every such projecting carriage porch shall be distant at least 1.5 metres (4.92 feet) from the nearest street line. (10450/64) (79-288)

(e) a terrace, uncovered porch, platform or ornamental feature which does not extend more than 1.0 metre (3.28 feet) above the floor level of the first storey, may project into a required yard, if distant at least 0.5 metres (1.64 feet) from the nearest side lot line and at least 1.5 metres (4.92 feet) from the nearest street line; and (79-288)

(ee) A building or structure used for parking purposes in conjunction with a multiple dwelling may project into a required front, side or rear yard, providing such building or structure is not above curb level when such yard adjoins a street, or not above the ground elevation of any adjoining land of any required yard where it does not abut a street. (69/60)

(f) Within the limits of a required yard in an industrial district, a hedge, fence or wall, may be erected and maintained to a height of not more than 3.0 metres (9.84 feet), and in all other districts, a hedge, fence or wall, may be erected or maintained to a height of not more than 2.0 metres (6.56 feet), but no such hedge, fence or wall shall be erected or maintained to a height of more than 0.8 metres (2.62 feet) within 9.0 metres (29.53 feet) of the intersection of two or more streets. (7252/54) (8069/57) (9438/61) (76-277) (77-269) (78-45) (79-288)

Provided that the foregoing shall not be deemed to prohibit the erection of a fence to such height or other specifications as may be required for reasons of safety to be erected in or about or around any premises pursuant to any by-law or pursuant to any lawful order of the Chief Fire Prevention Officer of Building Commissioner under any by-law of the City of Hamilton. (7252/54) (7814/56) (8069/57)

18 (3) (vi) (g) In the case of a dwelling erected prior to the 25th day of July, 1940, and which at that time had a front verandah which extended for approximately the full width of the dwelling, such verandah may be enclosed as additional living space, provided that the enclosing construction does not extend beyond the limits of the verandah as it was on said date, and provided further that no step, stair or other construction projects into the front-yard or either side-yard, farther than it did on the 25th day of July, 1940; (6801/51)

(h) In the case of semi-detached or attached dwellings having adjoining back-kitchens or other such adjoining additions at the rear wall thereof, the reconstruction of such additions adjoining each other as before shall not be deemed to be a breach of the side-yard requirements of this By-law. (7252/54) (9438/61)

(j) In any commercial district or industrial district, a billboard may be erected and maintained in any side yard of which one of the longitudinal boundaries is a street line; (7108/53) (9438/61)

SUPPLEMENTARY

ACCESSORY BUILDING REQUIREMENTS AND MODIFICATIONS

(4) (i) Part of Principal Building: Any accessory building except a stable may be erected as part of the principal building, provided all height and area requirements of this By-law are complied with;

(ia) Subject to clauses (ib), (ic), (id), (ie) and (if) an above ground or inground swimming pool may be installed in a rear yard, side yard or front yard; (9639/62) (75-86)

(ib) An above ground swimming pool installed in, (75-86)

A. a rear yard shall be distant from the nearest lot line not less than 1.2 metres (3.94 feet); (79-288)

B. a front yard or side yard shall be distant from the nearest lot line at least the minimum distance required for a building or structure on the lot on which it is situate in accordance with the provisions applicable to the district; (75-86)

18 (4) (ic) An inground swimming pool installed in,

A. a rear yard shall be distant from the nearest lot line not less than 1.0 metres (3.28 feet); (79-288)

B. a front yard or side yard shall be distant from the nearest lot line in accordance with subclause B of clause (ib). (75-86)

(id) A swimming pool installed on a corner lot in the rear yard that is,

A. an above ground swimming pool, shall be distant from the street line not less than the depth of the required front yard for a dwelling on the adjacent property; (75-86)

B. an inground swimming pool, shall be distant from the street line not less than the width of the side yard of the lot on which it is situate in accordance with the provisions applicable to the district. (75-86)

(ie) Not more than 50% of the area of the rear yard shall be used for, an above ground swimming pool or combined accessory building coverage except for inground pools. (75-86)

(if) All facilities for changing clothes, or for pumping or filtering or other such accessory purposes shall be subject to the provisions of this by-law applicable to accessory buildings. (75-86)

(ii) Prior to Erection of Principal Building: No accessory building shall be erected prior to the erection of the principal building on the same lot, except where it is necessary for the storage of tools and materials for use in connection with the construction of the principal building or structure, and no such accessory building shall, prior to the erection of the principal building, be used for any purpose other than such storage;

(iii) Restriction as to Height: No accessory building shall exceed 4.0 metres (13.12 feet) in height, except one accessory to a farming use, and every such accessory building over 4.0 metres (13.12 feet) in height shall be at least 3.0 metres (9.84 feet) from the nearest lot line; (79-288)

18. (4) (if) All facilities for changing clothes, or for pumping or filtering or other such accessory purposes shall be subject to the provisions of this by-law applicable to accessory buildings. (75-86)

(ii) Prior to Erection of Principal Building: No accessory building shall be erected prior to the erection of the principal building on the same lot, except where it is necessary for the storage of tools and materials for use in connection with the construction of the principal building or structure, and no such accessory building shall, prior to the erection of the principal building, be used for any purpose other than such storage;

(iii) Restriction as to Height: No accessory building shall exceed 4.0 metres (13.12 feet) in height, except one accessory to a farming use, and every such accessory building over 4.0 metres (13.12 feet) in height shall be at least 3.0 metres (9.84 feet) from the nearest lot line; (79-288) (80-049)

(iv) Restriction as to Location: Save as hereinafter in this section otherwise provided, no accessory building shall be erected in a side yard, and every accessory building which is not part of the principal building shall be erected only in a rear yard, shall be distant at least 0.45 metres (1.47 feet) from the nearest lot line, and shall occupy not more than thirty per cent of the required rear yard. In a residential district no accessory building shall be erected on a corner lot at a distance from the street line less than the depth of front yard required for a dwelling on the adjoining lot, except where such accessory building is separated from the adjoining lot by a distance at least as great as the depth of the required rear yard, in which case it need not be further from the street line than the width of the required side yard; (6692/51) (6902/52) (9438/61) (79-288) (80-049)

Provided, however, that where the foregoing will not permit the erection of a private garage having a dimension of no more than 6.0 metres (19.69 feet), measured at right angles to that side lot line which is also a street line, the required distance of such private garage from the said street line may be reduced to an ultimate minimum distance equal to the mean width of the minimum side yard required for the principal building to which such private garage is appurtenant, (6902/52) (79-288) (80-049)

18. (4) (iv) (cont'd) And provided further that wherever the mean elevation of the ground along the rear boundary of a required front yard is more than 2.5 metres (8.20 feet) higher than the mean elevation along the front boundary, a private garage may be erected in any yard, subject to the following conditions, namely; (6902/52) (79-288) (80-049)

(a) that the elevation of the surface of the floor is not more than 0.5 metres (1.64 feet) higher than the mean elevation of the nearest portion of the roadway opposite; and (6902/52) (79-288) (80-049)

(b) that the private garage is at least 1.5 metres (4.92 feet) from the street line and at least 0.6 metres (1.96 feet) from the nearest other lot line, except that where a retaining wall at least 1.2 metres (3.94 feet) high is erected less than 1.5 metres (4.92 feet) from the street line, the front of the private garage may extend to the front of the retaining wall, so long as the doors are so arranged that no door opens wholly or partly across the street line. (6902/52) (79-288) (80-049)

PERMITTED CHANGES OF NON-CONFORMING USES

(5) A non-conforming use in any district may be authorized to be changed to any other use which conforms more closely to the uses permitted in such district upon application to the Committee of Adjustment pursuant to the provisions made and provided in that behalf in The Planning Act. (6902/52)

PARKING AND LOADING REQUIREMENTS

(6) (i) Repealed by 8987/60

18. (6) (ii) Loading Spaces: In any district, whenever a building or structure is erected, converted or altered for, or its use converted to, manufacturing, warehouse, storage, department store, wholesale store, retail store, market, freight or passenger terminal, hotel, hospital or mortuary purposes or for other use similarly involving the frequent shipping, loading or unloading of persons, animals or goods, loading space shall be provided and maintained on the same premises with every such building or structure in such a manner and to such an extent as to render unnecessary any obstruction of or interference with traffic upon any street or alley by reason of any loading or unloading operations, and, for every 1,848.0 square metres (19,891.71 square feet) or fraction thereof, of building floor area used for any such principal purpose aforesaid, in excess of 270.0 square metres (2,906.26 square feet) of such area, there shall be provided one loading space at least 3.0 metres (9.84 feet) wide, 7.5 metres (24.61 feet) long, and with a vertical clearance of at least 4.3 metres (14.11 feet); (79-288) (80-049)

(iii) Repealed (8039/57)

(7) Blank

SPECIAL REQUIREMENTS FOR GROUPS OF ROW DWELLINGS, MULTIPLE DWELLINGS, ETC.

(8) Notwithstanding subsection 3 of section 4 of this By-Law, a group of the following classes of dwellings in any combination with each other, (9016/60) (10765/65) (72-239) (74-117)

(a) Townhouse Dwellings, and

(b) Maisonette Dwellings, and

(c) Multiple Dwellings,

may be erected, altered, extended or enlarged on any lot or track of land in a district in which such a use is permitted by this by-law. (72-239) (74-117)

18. (8) (c) 1. (cont'd) For multiple dwellings, the entire lot or tract of land shall be shown on a plan under Section 19C which shall indicate which street line is to be considered the front lot line in the case of a corner lot and which shall show the location of all buildings and that the yards as required by the district provisions are provided around all boundaries of the lot or tract of land and that each building is distant from every other building by at least 1/2 of the height of the taller of the two buildings provided that the same encroachments into the distance separating buildings shall be permitted as are permitted into a required side yard and provided further that the same provisions with regard to parking spaces, manoeuvring spaces and access driveways shall be observed in the distance separating buildings as if that distance was a rear yard. (9016/60) (10765/65) (76-277) (77-269) (78-45) (74-117)

DWELLINGS ON SCHOOL GROUNDS

(9) In any Residential District there may be erected and maintained on the same lot, with a school, college, university, or seminary of learning, single family dwellings or two family dwellings or both provided that the same are used only as dwellings for members of the staff, that each has a land area appurtenant thereto, of at least 690.0 square metres (7,427.10 square feet), that each is distant at least 9.0 metres (29.53 feet) from the nearest other dwelling or other principal building, and at least 6.0 metres (19.69 feet) from the nearest private road or driveway. (9817/62) (10759/65) (79-288) (80-049)

(10) (i) Where a lot is adjacent to a street referred to in schedule "C", and (71-216) (78-37) (78-38)

(a) there is a yard requirement, no required yard or part thereof shall be nearer to the centre line of the adjacent street than the distance set forth in column 4 of schedule "C", measured from the centre line of the street to a line parallel to the centre line of the street and on that side of the street to which the lot is adjacent;

(b) there is no yard requirement, no building or part thereof shall be nearer to the centre line of the adjacent street than the distance set forth in column 4 of schedule "C", measured from the centre line of the street to a line parallel to the centre line of the street and on that side of the street to which the lot is adjacent;

18. (10) (ii) The distances referred to in clauses (a) and (b) shall be measured on the streets referred to in column 1 and shall apply to the streets or part of each street from location A shown in column 2 to location B shown in column 3 in Schedule "C".

(iii) In this subsection "centre line" means the centre line of the original road allowance of the streets referred to in Schedule "C". (71-216) (78-37) (78-38)

RESTAURANTS

(12) Notwithstanding any other provisions of this by-law, the following shall apply to restaurants in the "H" District: (78-184)

1. There shall be provided and maintained accessory to a restaurant in an "H" District, (78-184)

(a) a parking area containing parking space at the rate of one space for every six persons who may be lawfully accommodated except that,

(i) no parking space shall be required within the area more particularly described in schedule "A" and shown on schedule "A1" to By-law No. 6593;

(ii) parking space at the rate of one space for every twelve persons who may be lawfully accommodated shall be provided and maintained within the area more particularly described in schedule "B" and shown on schedule "B1" to By-law No. 6593; (78-174)

(b) a distance of not less than 12.0 metres (39.37 feet) between a residential district and the parking and manoeuvring area used in conjunction with a restaurant; (78-184) (80-049)

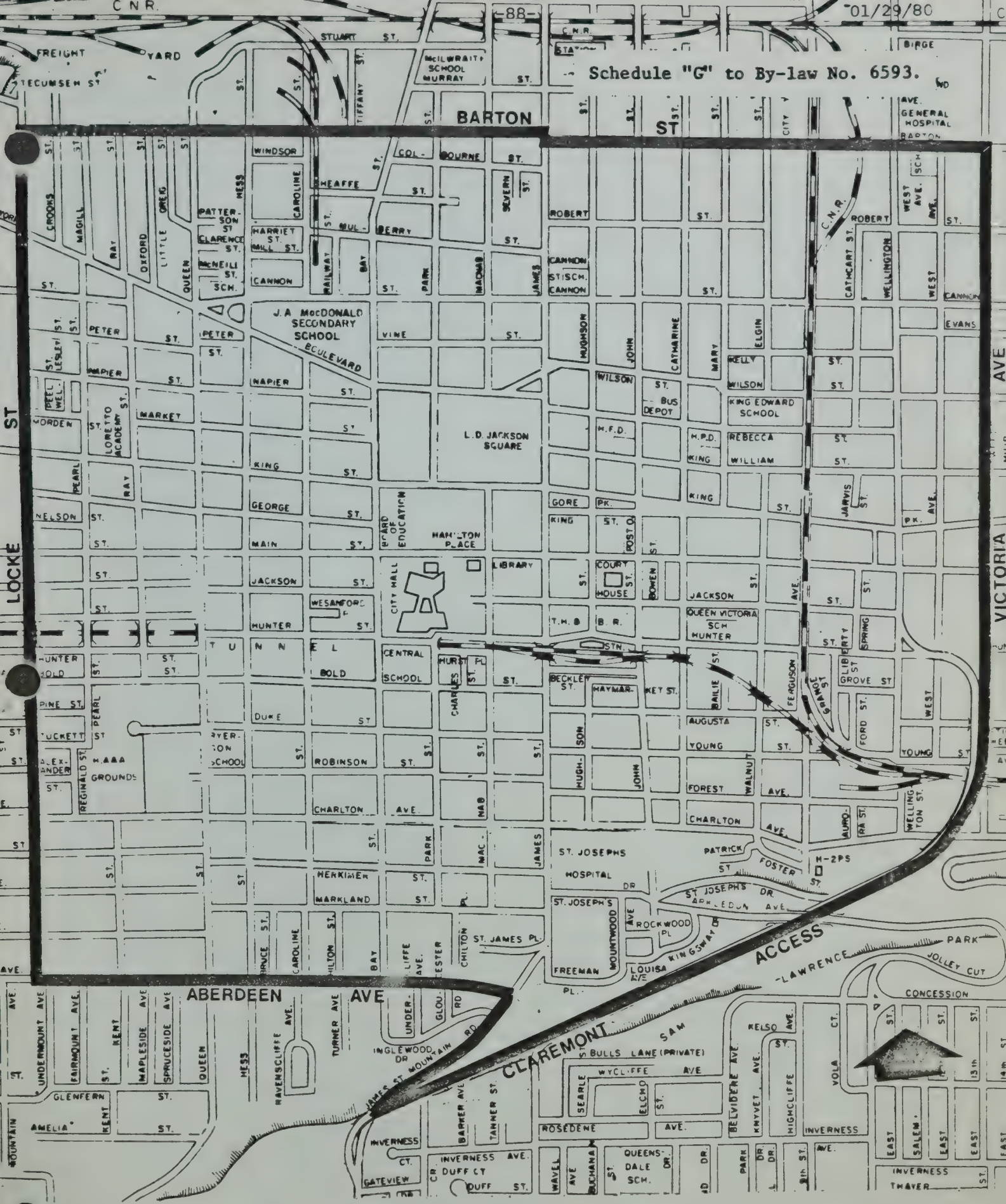
(c) a landscaped area for the parking area referred to in clause (a) of not less than 1.5 metres (4.92 feet) in width along and within every side lot line and front lot line that abuts a highway and any public right-of-way. (78-184) (80-049)

18 (12) 2. No points of ingress or egress at the lot line, to or from the lot on which a restaurant is located shall be situate closer than 30.0 metres (98.42 feet) to a residential district boundary. (78-184) (80-049)

(13) Clause (b) of paragraph 1 of subsection 12 of this section and paragraph 2 of the said subsection 12 shall not apply to the land situate within the area shown on schedule "G" annexed hereto and forming part of this by-law. (80-029)

01/29/80

Schedule "G" to By-law No. 6593.



LEGEND

Lands exempted from Section 18(12)1(b) and 18(12)2, of Zoning By-law No. 6593.

SECTION NINETEEN

Converted Dwellings Requirements

19 (ix) that there are parking spaces and manoeuvring space and access driveways provided in accordance with the requirements for converted dwellings as set forth in sub-section 3 of section 18; and (8175/58) (8158/57)

(x) that front yards, side yards and rear yards are provided in accordance with the provisions applicable to the district in which the lot is included, upon which the proposed converted dwelling is situate, for any addition or enlargement as permitted above. (8175/58) (8158/57)

SECTION NINETEEN A

Signs in Certain Areas

SECTION NINETEEN A - SIGNS IN CERTAIN AREAS

19A (1) Subject to the provisions of section 3, the erection or use of any building or structure or part thereof for the purpose of a sign or other advertising device, within any of the areas defined in Schedule 19A (1) appended to and forming part of this By-law, is hereby prohibited;

Provided that nothing in this subsection shall apply to prohibit an unilluminated business-identification sign having an aggregate area of vertical projection of not more than 2.5 square metres (26.91 square feet), and situate at least 12.0 metres (39.37 feet) from the limit of Burlington Street East. (79-288)

And Provided Further that nothing in this subsection shall apply to prohibit an unilluminated business-identification wall-sign having an area of not more than 1.2 square metres (12.92 square feet), and located at or within 3.0 metres (9.84 feet) of the main entrance to the building. (79-288)

(2) Subject to the provisions of section 3, the erection or use of any building or structure or part thereof for the purpose of a sign or other advertising device, within any of the areas defined in Schedule 19A (2) appended to and forming part of this By-law, is hereby prohibited;

Provided that nothing in this subsection shall apply to prohibit "Business Identification Signs".

Provided Further that nothing in this subsection shall apply to prohibit any sign or other advertising device set back at least 12.0 metres (39.27 feet) from Burlington Street East and at least 6.0 metres (19.69 feet) from any other street, having an aggregate area not in excess of 0.1 square metres (1.08 square feet) of sign area per 0.3 metres (0.98 feet) of frontage of the lot on Burlington Street East; but for every 0.3 metres (0.98 feet) that any such sign is distant more than 12.0 metres (39.37 feet) from Burlington Street East, the said area may be increased by 0.1 square metre (1.08 square foot), but in no case shall any such sign exceed an area of 56.0 square metres (602.78 square feet). (9821/62) (10200/63) (10215/63) (79-288)

SCHEDULE 19A (1)

1. All those lands within 0.4 kilometres (0.25 miles), more or less of the northern and southern limits of Burlington Street East, between the Woodward Avenue Interchange and the production northerly of the eastern limit of Burgess Avenue to the waters of Hamilton Harbour, which said area may be more particularly described as follows:

19A 2. Thence westerly at right angles to the said division line 38.1 metres (125.0 feet) to a point, which point is also the western limit of the area described in Schedule 19A (1) of the Zoning By-law (the production northerly of the eastern limit of Burgess Avenue); (79-288)

Thence northerly and parallel with the said division line 76.2 metres (250.0 feet) to a point; (79-288)

Thence easterly at right angles to the said division line 106.68 metres (350.0 feet) to a point; (79-288)

Thence southerly and parallel with the said division line 76.2 metres (250.0 feet) to a point; (79-288)

Thence westerly at right angles to the said division line 68.58 metres (225.0 feet) to the place of beginnnng. (9821/62) (10215/63) (10545/64) (10199/63) (10200/63) (79-288)

19A 1. Commencing at a point in the eastern limit of Burgess Avenue where it intersects the southern limit of Leaside Road;

Thence northerly along said eastern limit of Burgess Avenue and the production thereof to the shoreline of Hamilton Harbour;

Thence easterly following the shoreline of Hamilton Harbour to a point distant 402.34 metres (1,320.01 feet) measured at right angles from the western limit of the Burlington Skyway right-of-way; (79-288)

Thence in a south-easterly direction to a point in the western limit of Woodward Avenue, which point is distant 128.02 metres (420.01 feet) measured northerly along said western limit of Woodward Avenue from the northern limit of the City of Hamilton water pipe line right-of way; (79-288)

Thence southerly along the western limit of Woodward Avenue, a distance of 128.02 metres (420.01 feet) to the northern limit of said pipe line right-of-way; (79-288)

Thence south-westerly along the northern limit of said pipe line to its intersection with the northern limit of Grace Avenue;

Thence westerly along the northern limit of Grace Avenue to a point in the eastern limit of Burgess Avenue;

Thence northerly along the eastern limit of Burgess Avenue to the point of commencement. (10215/63)

Save and except those lands which may be more particularly described as follows:

Commencing at a point in the division line between Township of Saltfleet Lots Number 31 and 32 (now in the City of Hamilton) distant 102.11 metres (335.01 feet) measured northerly along the said division line from the northern limit of Windermere Road; (79-288)

Thence westerly at right angles to the said division line 38.1 metres (125.0 feet) to a point, which point is also the western limit of the area described in Schedule 19A (1) of the Zoning By-law (the production northerly of the eastern limit of Burgess Avenue); (79-288)

Thence northerly and parallel with the said division line 76.2 metres (250.0 feet) to a point; (79-288)

Thence easterly at right angles to the said division line 106.68 metres (350.0 feet) to a point; (79-288)

19A 1. Thence southerly and parallel with the said division line 76.2 metres (250.0 feet) to a point; (79-288)

Thence westerly at right angles to the said division line 68.58 metres (225.0 feet) to the place of beginning. (9821/62) (10200/63) (10215/63) (10545/64) (79-288)

SCHEDULE 19A (2)

1. All those lands lying within the area generally bounded on the north by the waters of Hamilton Harbour, on the east by Burgess Avenue, on the south by the Hydro Electric Power Commission right-of-way and on the west by Kenilworth Avenue North, which said area may be more particularly described as follows:

Commencing at a point in the eastern limit of Kenilworth Avenue North where it intersects the northern limit of the Hydro Electric Power Commission right-of-way south of Beach Road;

Thence northerly along the eastern limit of Kenilworth Avenue North and its production northerly, to the waters of Hamilton Harbour;

Thence easterly, (10279/64), following the shoreline of Hamilton Harbour to a point where it intersects the production northerly of the eastern limit of Burgess Avenue; (10279/64)

Thence in a southerly direction along the said northerly production of the eastern limit of Burgess Avenue and along the said eastern limit of Burgess Avenue to its intersection with the northern limit of Glow Avenue;

Thence westerly along the northern limit of Glow Avenue to a point where it intersects the northern limit of the Hydro Electric Power Commission right-of-way, said point being distant approximately 190.5 metres (625.0 feet) west of the western limit of Parkdale Avenue; (79-288)

Thence continuing in a westerly direction along the northern limit of the said Hydro Electric Power Commission right-of-way to the point of commencement.

2. Those lands formerly in the Township of Saltfleet, now in the City of Hamilton and described as follows:

Commencing at a point in the division line between Township of Saltfleet Lots Number 31 and 32 (now in the City of Hamilton) distant 102.11 metres (335.01 feet) measured northerly along the said division line from the northern limit of Windermere Road; (79-288)

SECTION NINETEEN B

Special Requirements

SECTION NINETEEN B - SPECIAL REQUIREMENTS

19B (1) Where any parcel of land shown on any of the District Maps appended to and forming part of this by-law is marked with the letter "S" followed by a dash and a number, that parcel is subject to the special requirements contained in the similarly identified schedule of this section. (10637/65)

For Schedule Numbers and information, contact the Building Department.

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-1	9450	E 56 & 57	Sherwood	North of Fennell East & West of High; abutting on north side of Fennell & to the east of High; abutting on the north side of Fennell & west of Edgewood.	12 Sept./61
S-2	10349, 10407	E 57	Sherwood	North-west corner of Fennell & High	10 Mar./64 12 May/64
S-3	10525	E 57	Sherwood	North-east corner High & Fennell Avenue East	8 Sept./64
S-4	10564	W 51	Ainslie Wood West	West side of Main Street West, south of Whitney	10 Nov./64
S-5	10637	E 15	Inch Park	South-west corner of Concession & East 15th Street	26 Jan./65
S-6	67-98	E 9	Greeningdon	South-west corner of Mohawk & Upper Wellington	14 Mar./67
S-7	10505	W 9C	Kernighan	Northern limit of Stone Church Rd. & Western limit of Upper James	28 July/64
S-7	10720	E 95	Corman	South side of Queenston Rd. & the east side of Pottruff Road	11 May/65
S-8	10742	W 23	Westdale South	Main Street West, Macklin & Carling Street	8 June/65
S-9	10748	E 73	Normanhurst	230 Ivon Avenue	8 June/65
S-10	10788	E 44	Crownpoint West	North side of Main Street East, extending between East Bend & Hilda Ave.	27 July/65
S-11	10789	E 15	Inch Park	West side of Upper Wentworth, south of south limit of Concession St.	27 July/65
S-12	10790	E 9A	Greeningdon	West side of Upper Wellington Between Hester & Limeridge	27 July/65
S-13	10811	E 9A	Greeningdon	West side of Upper Wellington, north of the northern limit of Limeridge	31 Aug./65
S-14	10813	W 5	Durand	North side of Jackson Street between James and MacNab	31 Aug./65
S-15	10857	E 21	Gibson	West side of Chestnut Avenue	12 Oct./65
S-16	10864	E 64	Homeside	Rear of 1593 Main Street West	26 Oct./65
S-17	10876	W 50	Ainslie Wood West	West side of Main Street West, south of Highway No. 8	9 Nov./65
S-18	10892	E 95	Kentley	North of Queenston Road, west of Nash Road	30 Nov./65
S-19	10875	W 33 & W 34	Ainslie Wood East	South side of Main Street West, east of Dow Avenue	9 Nov./65
S-20	10920, 66-176	E 75 & E 76	Glenview West	North-east corner of Walter Avenue & King Street East	14 Dec./65 31 May/66
S-21	10921	E 73	Normanhurst	North side of Melvin, west side of Walter Avenue North	14 Dec./65

SCHEDULE	BY-LAW NO.	SHEET NO.	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-22	10923	E 104 & 105	Kentley	North-west corner of Kenora Avenue and Oakland	14 Dec./65
S-23	10925	E 9D	Ryckmans	59 Highway No. 53 (Rymal Road)	14 Dec./65
S-24	67-124	E 49	Berrisfield	877 Upper Gage Avenue	25 Apr./67
S-25	66-44	E 67	Rosedale	Greenhill Avenue	25 Jan./66
S-27	66-89	E 104	Kentley	West side of Kenora between Oakland and Barton Street East	8 Mar./66
S-28	66-104	E 1	North End East	Brock Street, John Street, Guise Street and Catharine Street	29 Mar./66
S-29	10827, 66-137	W9C	Gourley	North side of Stone Church Rd. W., west of the westerly limit of West 5th Street	14 Sept./65 26 Apr./66
S-30	66-139	W9C	Gourley	North side of Stone Church Rd. W., west of the westerly limit of West 5th Street	26 Apr./66
S-32	66-217	E 73	Normanhurst	North side of Melvin Avenue, west of the westerly limit of Walter	26 July/66
S-33	66-277	E 86 & 87	Red Hill	West side of Mount Albion Road, north of T.H.&B. Railway	11 Oct./66
S-33B	71-132	E 86 & 87	Red Hill	West side of Mount Albion Road, north of T.H.&B. Railway	11 May/71
S-33C	72-221	E 86 & 87	Red Hill	West side of Mount Albion Road, north of T.H.&B. Railway	30 Aug./72
S-34	66-323	E 106	Greenford	North side of King Street East between Owen Place and City Limit	20 Dec./66
S-35	66-325	E 36	Raleigh	North-west corner of Upper Gage and Fennell Avenue East	20 Dec./66
S-36	67-27	W 13	Kirkendale N.	South-west corner of Main Street West and Queen Street South	17 Jan./67
S-37	67-28	W 51	Ainslie Wood W.	1831 Main Street West	17 Jan./67
S-38	67-31	E 73	Normanhurst	West side of Parkdale Ave. N., north of the northern limit of Barton Street East	17 Jan./67
S-40	67-91	E 9	Greeningdon	North-west corner of Upper Wellington Street and Luscombe St.	14 Mar./67
S-41	67-97	W 17	Rolston	South side of Mohawk Road West between Millbank Place and Southlea Drive	14 Mar./67
S-42	66-42, 67-99	E 82	Parkview W.	North side of Brampton Street between Knox Avenue & Burgess Ave	25 Jan./66 14 Mar./67
S-43	67-107	E 113 & 114	Riverdale W.	South of Barton Street East, between Highway #20 & Lake Avenue	28 Mar./67

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NO.	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-44	67-106 69-103	E 114	Riverdale W	East of Highway #20, between Barton St. East and Queenston Rd.	28 Mar./67 29 Apr./69
S-45	67-108	E 114 & 115	Riverdale W	West of Lake Avenue and north of Queenston Road	28 Mar./67
S-46	67-104	W 17A	Rolston	North of Limeridge Road, east of Garth	28 Mar./67
S-48	67-196 69-227	E 105	Greenford	Both side of Clapham Road	18 July/67 30 Sept./69
S-49	67-218	E 9A	Greeningdon	North-west corner of Limeridge Road East & Upper Wellington St.	29 Aug./67
S-50	67-220	E 59	Huntington	North-east corner of Mohawk Road and Upper Ottawa Street	29 Aug./67
S-51	67-222	E 85	Glenview East	South side of Queenston Road between Knowles & Pottruff Road	29 Aug./67
S-52	67-250	W 51 & 52	Ainslie Wood W	West side of Main St. W., north of the westerly City Limits	29 Aug./67
S-53	67-285	E 84	McQueston West	Roxborough Avenue and Martha Street	26 Sept./67
S-54	67-331	E 5	Corktown	East side of Hughson Street	28 Nov./67
S-55	67-329	E 7	Centremount	Southwest corner Brucedale & East 9th	28 Nov./67
S-56	67-327	E 88	Red Hill	West side of Mount Albion Road	28 Nov./67
S-57	67-90	E 9A	Greeningdon	North side of Limeridge Rd., west of Ridge St.	28 Nov./67
S-58	67-357	W 17	Buchanan	Southern limit of Sand Road, estern limit of West 16th	19 Dec./67
S-59	67-358	E 9	Greeningdon	North-west corner of Upper Wellington & Luscombe	19 Dec./67
S-61	68-11	E 84	McQueston W	Oriole Crescent	9 Jan./68
S-62	68-42	W 5	Durand	Caroline & Hess Streets	30 Jan./68
S-63 & 64	68-92	E 86 & 87	Red Hill	East side of Mount Albion Road	12 Mar./68
S-65	68-100	W 2 & 3	North End East	Cotton Mill Site	26 Mar./68
S-66	68-115	E 105	Kentley	North-east corner of Queenston & Nash Roads	9 Apr./68
S-67	68-140	E 24	Eastmount	Concession Street	30 Apr./68

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NO.	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-68	68-162	E 25	Burkholme	East side of East 27th Street	28 May/68
S-69a	68-156 69-282	W 9A	Rolston	North-west corner of West 5th & Limeridge	14 May/68 16 Dec./69
S-70	68-164	W 38,39, 40, 45 & 46	Cootes Paradise	Dalewood Court, Lakelet Drive, Thorndale Crescent	28 May/68
S-71	68-176	E 95	Kentley	North-east corner Queenston & Pottruff Road	11 June/68
S-72	68-177	E 44	Crown Point W	South-west corner of Cannon East & Rosslyn	11 June/68
S-73	68-178	E 9	Greeningdon	Upper Wellington and Luscombe	11 June/68
S-74	68-220	W 40	Ainslie Wood E	South-west corner of Main & Bowman Streets	30 July/68
S-75	68-227 70-35 70-197	E 97 & 98	Vincent	West side of Quigley	30 July/68 27 Jan./70 14 July/70
S-76	68-228	W 9B	Gourley	South side of Limeridge Road	30 July/68
S-76A	70-366	W 9B	Gourley	West of West 5th Street	15 Dec./70
S-77	68-234	E 114, 115	Riverdale W	North of Queenston Road, west of Lake Avenue	30 July/68
S-78	68-233	W 9B	Gourley	South side of Limeridge Road, west of West 5th	30 July/68
S-79	68-237	W 24	Kirkendale N	North side of Aberdeen Avenue	30 July/68
S-80	68-255	W 27A	Gilbert	West side of Garth, south of Mohawk Road West	27 Aug./68
S-81	68-264	E 123	Riverdale E	West of Grays Road	10 Sept./68
S-82	68-266 70-50	E 123	Riverdale E	South side of Barton East, east of Lake Avenue	10 Sept./68 24 Feb./70
S-83	68-269	E 88 & 89	Vincent	South of King St. East, bet. Mount Albion Rd. & Quigley Rd.	10 Sept./68
S-84	68-267	W 17A	Rolson	North of Limeridge, east of Garth	10 Sept./68
S-85	68-268	E 49	Berrisfield	South-west corner of Mohawk & Palmer Roads	10 Sept./68
S-86	68-285	E 34	Blakeley	East side of Prospect Street South	24 Sept./68
S-87	68-291	E 59	Lisgar	South-west corner of Mohawk & Moxley	24 Sept./68

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NO.	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-88	68-328	W 27 A	Gilbert	West of Garth, south of Mohawk	29 Oct./68
S-89	68-348 70-201	W 43 & 43A	Mountview	North of Mohawk at west City Limits	12 Nov./68 28 July/70
S-90	68-358	W 9	Yeoville	South-east corner of Caledon & Lotus Avenue	29 Nov./68
S-91	68-371	W 52	Ainslie Wood W	West side of Main east of the City Limits	17 Dec./68
S-92A	68-370 70-21	E 88	Vincent	Area between Mount Albion and Quigley Road	17 Dec./68 13 Jan./70
S-93	68-390	W 9B	Gourley	South side of Limeridge Road., west of West 5th	17 Dec./68
S-94	69-37	E 36	Macassa	South side of Fennell, between East 38th & Upper Gage	11 Feb./69
S-95	69-38	E 95	Kentley	South end of Tia Drive	11 Feb./69
S-96	69-51,70-153	E 123	Riverdale W	South of Barton, west of Grays Road	25 Feb./69
S-96A	70-153	E 123	Riverdale W	South of Barton, west of Grays Road	9 June/70
S-97	69-39	E 9D	Ryckmans	1545 Upper James Street	11 Feb./69
S-98	69-49	W 17A, B	Gourley	South side of Limeridge Road	25 Feb./69
S-100	69-54	E 83	McQuesten W	Between Superior and Barton, east of Parkdale Avenue	25 Feb./69
S-101	69-81	E 106	Greenford	West of Owen Place, north of King Street	25 Mar./69
S-102	69-104	E 108	Gershome	Area located east of Blanche Court	29 Apr./69
S-103	69-103, 67-106	E 114	Riverdale W	East of Highway #20, between Barton St. East and Queenston Rd.	29 Apr./69 28 Mar./67
S-104	69-102	E 89	Vincent	Lands located at the foot of escarpment bet. Mt. Albion & Quigley	29 Apr./69
S-105	69-126	W 27A	Gilbert	North-west corner of Garth and Limeridge Rd.	10 June/69
S-106	69-131	E 1 & 2	North End E	South east corner of Guise and James Street	10 June/69
S-107	69-139	W 9 & E 9	Yeoville	West of Upper James Street	24 June/69
S-108	69-154	E 36	Macassa	South side Fennell, east of Upper Sherman Avenue	29 July/69
S-109	69-245	W 52	Ainslie Wood W	West side of Main, west of City Limits	28 Oct./69

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NO.	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-110	69-213	W 37 & 37a	Fessenden Mountview	Mohawk between Upper Horning & Upper Paradise Roads	30 Sept./69
S-111	70-31	W 9B	Gourley	South side of Limeridge Road, west of West 5th	27 Jan./70
S-112	69-162	E 36	Gourley	South side of Limeridge Road, west of West 5th	29 July/70
S-113	69-230	W 27B	Gilkson	West of Garth Street, south of Limeridge	14 Oct./69
S-114	70-32	W 27A	Gilbert	West side of Garth, north of Limeridge	27 Jan./70
S-117	69-192	W 9B	Gourley	South side of Limeridge Road, west of West 5th	9 Sept./69
S-119	70-43	W 43 & 43A	Mountview	South of Scenic Dr at the west limits of the City	10 Feb./70
S-120	70-167	E 96 & 97	Vincent	East side Quigley, south of King Street	23 June/70
S-121	69-169	W 9A	Rolston	North-west corner Limeridge and West 5th	29 July/69
S-122	69-223	E 9A	Ryckmans	East side of Upper James Street, north of Rymal Road	30 Sept./69
S-123	69-231	W 46	Ainslie Wood	South side of Main, west of Kingsmount Avenue	14 Oct./69
S-125	69-219	E 4	Beasley	West side of Mary Street, south of Cannon St. E.	30 Sept./69
S-126	69-220	E 12	Landsdale	East side of Victoria North, north of Cannon St.	30 Sept./69
S-127	69-266	E 9	Greeningdon	North side of Luscombe, west of Upper Wellington	25 Nov./69
S-128	69-264	E 103	Nashdale	North-east corner of Barton and Kenora	25 Nov./69
S-130	70-19	E 106	Gershome	South side King Street east of Nash Road	13 Jan./70
S-131	70-150	E 66 & 76	Bartonville	West of Cochrane Rd., between King & Lawrence Road	9 June/70
S-133	70-25	W 9 & 9A	Yeoville	East of a future extension of Caledon Avenue	13 Jan./70
S-134	70-57	W 27	Gilbert	West side Garth & south of Mohawk	24 Feb./70
S-135	70-42	E 7	Centremount	North side of Fennell, east of Upper James	10 Feb./70
S-136	70-204	E 6	Corktown	Area between St. Joseph's Drive & Arkledun Ave.	28 July/70
S-137	69-285	W 9B	Kernighan	West side of Upper James, south of Limeridge	16 Dec./69
S-138	70-141	W 11	Strathcona	Area between Queen Street and Oxford Street, north of York St.	26 May/70

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NO.	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-140	70-48	E 94 & 95	Kentley	North of Queenston Road, east of Potruff Road	24 Feb./70
S-141	70-14	W 27B & 27C	Gilkson	West of Garth, north of Stone Church Road	13 Jan./70
S-142	70-94	W 27A	Gilbert	East of Upper Paradise between Mohawk Road West and Limeridge W	31 Mar./70
S-144	70-58	E 103 & 104	Kentley	South side of Barton Street on the west side of Kenora	24 Feb./70
S-145	70-124	W 33	Westdale South	North side of Main West, west of Newton	12 May/70
S-146	70-126	E 53	Crown Point E	North side of Argyle, east of Ottawa	12 May/70
S-147	70-202	W 2 & 3	North End West	West of Bay St. between Simcoe and Strachan	28 July/70
S-148	70-114	E 5	Corktown	North-west corner Charlton Avenue and Hughson	28 Apr./70
S-150	70-182	W 27	Gilbert	North side of Darlington Drive	14 July/70
S-151	70-190	E 13	Landsdale	North-west corner of Main East & Tisdale	14 July/70
S-152	70-155	W 9B	Rolston	South-west corner of Limeridge and West 5th	9 June/70
S-154	70-374	E 6	Corktown	South side of Arkledun Avenue, west of Claremont Hill Road	15 Dec./70
S-156	70-200	E 38A & 38B	Lawfield	Upper Sherman, Limeridge, Upper Gage and Berko Drive	28 July/70
S-157A	70-203 71-76	E 27 & 27A	Thorner	East side of Upper Wentworth between Mohawk and Limeridge	28 July/70 30 Mar./71
S-158	70-168	E 88	Red Hill	Area west of Mount Albion	23 June/70
S-159	70-183	W 4	Central	West side of Hess between King and George Streets	14 July/70
S-160	70-259	E 59A	Lisgar	East side of Upper Ottawa between Mohawk and Limeridge	8 Sept./70
S-162	70-205	E 103	Kentley	South-west corner of Barton & Kenora	28 July/70
S-163	70-254,	E 97 & 98	Vincent	East side Quigley, south of T.H. & B.	8 Sept/70
S-164	70-208	E 18A	Bruleville	East side of Upper Wellington, north of Limeridge	28 July/70
S-165	70-375	E 49A & 49B	Berrisfield	Area between Upper Gage and Upper Ottawa, both sides of Limeridge	15 Dec./70
S-166	70-255	E 59 & 59A	Lisgar	Area west of Upper Kenilworth between Mohawk Rd. & Limeridge	8 Sept./70
S-169	70-274	E 49A	Berrisfield	East side of Upper Gage	29 Sept./70

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NO.	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-170	70-258	W 27C	Gilkson	North side of Stone Church Rd., between Garth and Upper Paradise	8 Sept./70
S-171	70-297	E 5	Corktown	South-east corner James South and Forest	13 Oct./70
S-172	71-207	E 12	Landsdale	273 and 277 East Avenue North	13 Oct./70
S-173	70-363	W 41	Ainslie Wood E	East side of Broadway	15 Dec./70
S-174	70-285	E 21	Gibson	East side of Sanford North	29 Sept./70
S-175	71-66	W 17A	Rolston	North of Limeridge, east of Garth	9 Mar./71
S-176	71-78	E 107 & 108	Gershome	Gershome Neighbourhood	30 Mar./71
S-177	70-350	E 123	Riverdale E	West side of Grays Road	24 Nov./70
S-180	70-325	E 18	Bruleville	South-east corner Mohawk & Upper Wellington	10 Nov./70
S-181	70-368	W 14	Kirkendale N	North-east corner Dundurn & Stanley	15 Dec./70
S-182	71-32	E 2	North End East	North-east corner James & Burlington	9 Feb./71
S-183	71-33	W 27	Gilbert	East of Upper Paradise Road, south of Mohawk	9 Feb./71
S-184	71-60	W 27A	Gilbert	South-west corner Garth & Limeridge	23 Feb./71
S-185	71-40	E 114 & 115	Riverdale W	West side of Lake Avenue, north of Queenston Road	9 Feb./71
S-186	71-44	E 95	Kentley	North of Queenston Road, east of Pottruff	9 Feb./71
S-187	71-105	E 66	Rosedale	South side of Lawrence, east of Kenilworth	13 Apr./71
S-188	71-124	E 63	Homeside	North side of Newlands, east of Kenilworth	11 May/71
S-189	71-43	E 4	Beasley	North side of Rebecca between Wellington & Cathcart	9 Feb./71
S-190	73-116	W 9	Yeoville	East side of Caledon Avenue	10 Apr./73
S-191	71-41	E 114 & 115	Riverdale W	North of Queenston, west of Lake Avenue	9 Feb./71
S-192	71-91	E 5	Corktown	North of Young, between Ford & Wellington	30 Mar./71
S-193	71-113	E 124	Riverdale E	South of Barton, at east limits of City	27 Apr./71
S-194	71-90	W 9b	Greeningdon	South side of Limeridge Road, west of Upper James	30 Mar./71
S-197	71-110	E 5	Corktown	South-east corner Main Street East and Catharine	27 Apr./71

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-198	71-111	W27C & 27D	Falkirk East	South of Stone Church Road, east of Courtland	27 Apr. 1971
S-199	71-97	E104 & 105	Kentley	Area bounded by Centennial Parkway, Queenston Rd. & Kenora Avenue	30 Mar. 1971
S-100	71-156	W43A & 43B	Fessenden Gurnett	South side of Mohawk Road, east of Upper Horning Road	8 June 1971
S-201	71-114	E 87 & 88	Vincent	Mount Albion & Quigley Roads	27 Apr. 1971
S-202	71-144	W9	Yeoville	South-East corner of Lotus Ave. & Caledon Avenue	25 May 1971
S-203	71-115	W 27B	Gilkson	West side of Garth Street, south of Limeridge	27 Apr. 1971
S-204	71-191	W9A	Yeoville	North of Limeridge, between West 5th & Upper James St.	29 June 1971
S-205	72-145	E 123	Riverdale E	North-east corner of Bell Manor Street & Berkindale Dr.	30 May 1972
S-206	71-157	W 3	Central	South side of Barton, between Hess & Caroline	8 June 1971
S-207	71-275	W 27C	Falkirk East	South of Stonechurch Road, west of Road allowance for Garth Street	12 Oct. 1971
S-208	71-325	E 34	Blakely	Area bounded by Maplewood, Lorne,Afton & Norway Ave.	14 Dec. 1971
S-211	71-158	W 17B	Rolston	South side of Limeridge Road West , east of Garth	8 June 1971
S-212	71-215	E 18	Bruleville	East limit of Fieldway Drive	31 Aug. 1971
S-213	71-190	E 5	Corktown	South-west corner of Hunter Street & Ferguson Ave.	29 June 1971
S-214	71-218	E 124	Riverdale E	North of Queenston Road, west of Grays Road	31 Aug. 1971
S-215	71-273	W 27B	Gilkson	West side of Garth, north of Stone Church Road	12 Oct. 1971
S-216	71-270	W 22	Westdale N	North side of Glen Road, west of Hwy. #403	12 Oct. 1971
S-217	71-242	W 27A	Gilbert	West of Garth, south of Mohawk	14 Sept. 1971
S-219	72-74	E 9A	Greeningdon	West side of Upper Wellington, north of Limeridge	15 Mar. 1972
S-220	72-155	W 27A	Gilbert	Area west of Garth , south of Bonaventure	13 June 1
S-221	72-20	E 97 & 98	Vincent	East side of Quigley Road	12
S-222	72-18	E 69B	Trenholme	South side of Limeridge Road and east of Upper Kenilworth Avenue	/3 973

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-223	72-19	E 97	Vincent	East side of Quigley Road, south of T.H.& B	12 Jan. 1972
S-224	71-288	E 87 & 88	Vincent	West side of St.Andrew's Drive	27 Oct. 1971
S-225	71-311	E 103	Kentley	South west corner Barton & Kenora	1 Dec. 1971
S-226	72-146	E 49B & C	Quinndale	Area bounded by Upper Ottawa, Stonechurch, Upper Gage & Limeridge	30 May 1972
S-227	71-311	E 103	Kentley	South-west corner of Barton & Kenora	1 Dec. 1971
S-228	71-313	W 27B & C	Gilkson	West side of Garth, north of Stone Church	1 Dec. 1971
S-229	72-297	E 59B	Trenholme	South side of Limeridge, area east of Upper Ottawa	28 Nov. 1972
S-230	71-335	E 59C	Trenholme	Area north of Stonechurch, east of Upper Ottawa	14 Dec. 1971
S-231	72-33,70-14	W 27B & C	Gilkson	West of Garth, north of Stone Church	25 Jan. 1972
S-232	72-45	W 27B	Gilkson	West side of Garth, north of Stone Church	8 Feb. 1972
S-233	72-46	W 43A	Fessenden	South east corner Mohawk and Magnolia	8 Feb. 1972
S-234	72-59	E 35	Raleigh	South side of Crockett St.,between East 39th & Upper Gage	29 Feb. 1972
S-236	72-77	E 49A	Berrisfield	East side of Upper Gage Avenue	15 Mar. 1972
S-237	72-73	E 5	Corktown	25 Charlton Ave. East	15 Mar. 1972
S-238	73-208	E 14	Stinson	140 and 142 Stinson Street	19 Apr. 1973
S-239	72-216	W 27B	Gilkson	East side of Upper Paradise Road	30 Aug. 1972
S-240	72-192	E 102	Nashdale	West side Centennial Parkway, south of Q.E.W.	25 July 1972
S-241	72-298	E 49B & C	Quinndale	West side Upper Ottawa, between Stonechurch & Limeridge	28 Nov. 1972
S-242	72-273	E 124	Riverdale E	South of Barton, west of Grays Road	31 Oct. 1972
S-243	72-275	W 4	Central	34 and 36 Hess Street South	31 Oct. 1972
S-245	72-303	E 14	Stinson	Land located on the east side of Stinson Street	28 Nov. 1972
S-246	73-84	E 9D	Ryckmans	East of Upper James and North of Rymal Road	14 Mar. 1973
S-247	73-18	W 27C	Gilkson	North east corner Stonechurch and Courtland	16 Jan. 1973
S-248	73-15	E 49C	Quinndale	North of Stonechurch, west of Upper Ottawa	16 Jan. 1973
S-249	73-55	E 59C	Quinndale	North of Stonechurch, east of Upper Ottawa	13 Feb. 1973
S-250	73-13	E 24	Eastmount	West side of Summit between Mountain Park & Concession St.,	16 Jan. 1973

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-251	73-14	E 49C	Quinndale	North of Stonechurch, east of Upper Gage	16 Jan. 1973
S-252	73-114	W4	Central	72,74, 76 George Street	10 Apr. 1973
S-253	73-89	E 114	Riverdale W	North side Violet, east of Centennial Parkway	27 Mar. 1973
S-254	73-43	E 87 & 97	Vincent	West side of Nicklaus Drive, extending between Albright Road and St. Andrews Drive	13 Feb. 1973
S-255	73-65	W 17B	Rolston	South side Limeridge Road, east of Garth	27 Feb. 1973
S-256	73-106	W 27B	Gilbert	East side Caroga	10 Apr. 1973
S-257	73-44	E 59A	Berrisfield	North side of Limeridge, east of Upper Ottawa	13 Feb. 1973
S-258	73-71	E 5	Corktown	South-east corner James & Young	27 Feb. 1973
S-259	73-70	E 36	Macassa	838 Fennell Avenue East	27 Feb. 1973
S-260	73-95	E 124	Riverdale E	Area north of Queenston, west of Grays	27 Feb. 1973
S-261	73-231	W 17B	Buchanan	South of Mountain Freeway, in the area between Garth Street and West 5th Street	31 July 1973
S-262	73-115	W4	Central	11,13,15,19,24,25,27,29 & 30 Hess St. S., 78,80,82 & 84 George St., 263 & 267 King St. West	10 Apr. 1973
S-263	73-182	W 17B & C	Gourley	East side Garth, between Stonechurch & Mt. Freeway	12 June 1973
S-264	73-153	E 5	Corktown	East side Ford Street	8 May 1973
S-265	73-118	E 87 & 86	Red Hill	West side Mount Albion Road	10 Apr. 1973
S-266	73-137	E 103	Nashdale	South-west corner Barton & Kenora	24 Apr. 1973
S-267	73-136	E 5	Corktown	South-west corner Hunter & Ferguson	24 Apr. 1973
S-268	73-150	W 9A	Yeoville	South=west corner Upper James & Jameston	8 May 1973
S-269	73-151	E 23	St. Clair	45 & 47 Delaware Avenue	8 May 1973
S-270	73-185	W 27B	Gilkson	North side Greendale, east side of Cranbrook	12 June 1973
S-271	73-149	W 4	Central	North side Main Street, east of Queen Street	8 May 1973
S-272	73-328	W37A & 37	Fessenden	South side Mohawk West, west of Upper Paradise	18 Dec. 1973
S-273	73-232	E 49C & D	Templemead	South side Stone Church Road, between Upper Gage & Upper Ottawa	31 July 1973
S-274	73-196	E 34	Blakeley	North-west corner Gage Ave. & Cumberland Ave.	26 June 1973

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-275	73-183	W 43	Mountview	North east corner of San Antonio Dr & San Remo Drive	12 June 1973
S-276	73-229	E 2	North End E	South-east corner James & Picton	31 July 1973
S-277	73-250	W 3	Central	North side of Mulberry St., in the area between James St. and MacNab Street	11 Sept. 1973
S-278	73-223	E 95	Corman	5 Pottruff Road	31 July 1973
S-280	73-266	E 49C & D	Templemead	South-west corner Stonechurch & Upper Ottawa	9 Oct. 1973
S-281	73-289	E 49C	Templemead	East side Upper Gage, south of Stonechurch Road	13 Nov. 1973
S-282	73-290	E 38C	Randall	North side Stonechurch between Upper Sherman & Upper Gage Ave.	13 Nov. 1973
S-283	73-224	E 35	Raleigh	934 Concession Street	31 July 1973
S-284	73-247	E 82	Parkview W	rear 663 Woodward Avenue	28 Aug. 1973
S-285	73-268	E 59	Lisgar	South of Mohawk Road, west of Upper Kenilworth	9 Oct. 1973
S-286	73-267	E 7 & 8	Balfour	Hamilton Mountain Plaza Shopping Centre(Upper James)	9 Oct. 1973
S-289	73-221	E 88	Vincent	West side of Country Club Dr. in the area east of Mount Albion Road	31 July 1973
S-290	73-249	W4,5,6, & 7	DURAND	Land bounded by Main St., James St., The Mountain Brow and Queen Street	11th Sept. 1973
S-291	73-298	W 27D	FALKIRK E	West side of Garth at Regent	13 Nov. 1973
S-291A	73-134	W 27D	FALKIRK E	Land located on the west side of Garth Street at its intersection with Regent Avenue	25 June 1974
S-292	73-285	E 5	Corktown	South west corner of Young Street at Hughson St.,	13 Nov. 1973
S-293	73-297	E 114	Riverdale W	North side Violet, east of Centennial Parkway	13 Nov. 1973
S-294	73-286	W 5	Durand	South west corner of James St. and Robinson Street	13 Nov. 1973
S-295	73-293	E 13	Lansdale	King William , Tisdale, King & Emerald Streets	13 Nov. 1973
S-296	73-288	W 9	Yeoville	854-862 Upper James Street	13 Nov.1973
S-297	73-291	E 59A	Lisgar	East side Upper Ottawa, south of Larch	13 Nov. 1973

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-298	73-298	E 36	Eastmount	517 Upper Sherman Avenue	13 Nov. 1973
S-299	73-253	E 103 & 104	Kentley	West side Centennial Parkway, south of Barton	11 Sept. 1973
S-300	73-303	W 13	Kirkendale N	Main St. West, between Locke and Queen Streets	13 Nov. 1973
S-301	74-63	W 23	Ainlsie Wood West	South side of Main Street in the area west of Highway #403	26 Mar. 1974
S-302	73-284	W 4	Central	105 George Street, 32 Hess Street South	13 Nov. 1973
S-303	73-299	W 6	Durand	51 Herkimer Street	13 Nov. 1973
S-304	73-338	E 123	Riverdale E	South-west corner Barton & Bow Valley	18 Dec. 1973
S-305	73-304	E 87	Red Hill	West side Nicklaus Drive, between St. Andrews & Albright Road	13 Nov. 1973
S-306	74-07	E 123	Riverdale E	South side Barton, west of Grays Road	15 Jan. 1974
S-308	73-287	W 5 & 6	Durand	138 Herkimer Street	13 Nov. 1973
S-309	73-302	E 9D	Ryckmans	55 Rymal Road East	13 Nov. 1973
S-310	73-330	E 49	Hampton Heights	East side Upper Gage, north of Mohawk Road	18 Dec. 1973
S-311	73-336	E 13	Lansdale	North west corner Main & Tisdale	18 Dec. 1973
S-312	73-337	E 124	Riverdale E	West of Grays Road, between Barton & Queenston	18 Dec. 1973
S-313	74-22	E 49	Berrisfield	South west corner of Mohawk and Palmer Roads	29 Jan. 1974
S-314	73-334	W 17B	Rolston	South side Limeridge, west of West 5th Street	18 Dec. 1973
S-315	74-9	E 5	Corktown	West side of Wellington Street between Charlton Ave. and Forest Street	15 Jan. 1974
S-316	74-20	W 4	Central	34 & 36 Hess Street South and 108 George Street	29 Jan. 1974
S-317	73-327	E 9D	Ryckmans	rear of Municipal Numbers 1575 and 1591 Upper James at Rymal Road	18 Dec. 1973

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-318	74-177	W 5	Durand	North side of Duke Street Between Caroline and Bay Streets	29 Jan. 1974
S-319	74-21	E 76	Glenview West	2130 King Street East	29 Jan. 1974
S-320	74-106	W 37A & B	Falkirk East	West side of Upper Paradise Road in the area north of	14 May 1974
S-321	74-200	E 80C	Hamilton Beach A	248, 1150 and 1152 Beach Blvd.	27 Aug. 1974
S-322	74-93	E 98	Vincent	350 Quigley Road	14 May 1974
S-323	74-91	W 9A	Yeoville	North East corner of West 5th St. and Limeridge Road	14 May 1974
S-324	74-95	W 4	Central	17 Queen Street South	14 May 1974
S-325	74-94	W 52	Ainlsie Wood West	1956 - 1960 Main Street West	14 May 1974
S-326	74-60	E 21 & 22	Gibson	Area bounded by Sherman Ave., Main St., Wentworth St., and C.N.R. Tracks	26 Mar. 1974
S-327	74-77	E 96 & 97	Vincent	West side of Quigley Road in the area south of King Street East	30 Apr. 1974
S-328	74-276	E 38B & C	Quinndale	North side of Stonechurch Road in the area west of Upper Gage Avenue	26 Nov. 1974
S-329	74-186	E 38C	Quinndale	North side of Stonechurch Road in the area west of Upper Gage Avenue	27 Aug. 1974
S-331	74-190	E 38C	Randall	North side of Stonechurch Road in the area of Upper Sherman Avenue	14 May 1974

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-332	74-102	E 3	Beasley	South side of Robert Street, between Hughson Street and John Street	14 May 1974
S-333	74-108	W 12	Central	West side of Queen St.North between Peter St. and Napier Street	14 May 1974
S-334	74-107	E 4	Beasley	Area bounded by Kelly St., Cathcart St., Wilson Street and Wellington Street	14 May 1974
S-335	75-9	E 49C	Trenholme	North west corner of Upper Ottawa & Stonechurch Road	28 Jan. 1975
S-336	74-115	E 124	Riverdale East	West of Grays Road and North of Queenston Road	28 May 1974
S-337	74-198	E 38B	Lawfield	West side of Upper Gage Avenue in the area south of Limeridge Road	27 Aug. 1974
S-338	74-136	W 43	Mountview	North east corner of San Antonio Drive and San Remo Drive	25 June 1974
S-340	74-131	E 114	Riverdale West	South side of Violet Drive in the area East pf Centennial Parkway	25 June 1974
S-341	75-273	W 37A	Fessenden	West side of Upper Paradise Road in the area south of Mohawk Road West	25 June 1974
S-342	74-133	E 49A	Lisgar	North west corner of Limeridge Road and Upper Ottawa	25 June 1974
S-343	74-232	E 115	Kentley	East side of Centennial Parkway in the area north of Queenston Road	25 June 1974
S-344	74-132	E 59B	Lisgar	South side of Limeridge Road in the area West of Upper Kenilworth Avenue	25 June 1974
S-345	74-196	W 27C	Gilkson	North side of Stonechurch Road in the area East of Courtland Avenue	27 Aug. 1974

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-346	74-187	E 59A	Lisgar	North side of Limeridge Road in the area east of Upper Ottawa	27 Aug. 1974
S-347	74-247	E 123 & 124	Riverdale East	South of Barton Street in the Area east of Bow Valley Drive	29 Oct. 1974
S-348	74-175	E 33	Blakely	75-77 Sherman Avenue South	30 July 1974
S-349	74-173	E 88 & 89	Vincent	West side of Country Club Drive	30 July 1974
S-350	74-174	W4	Central	107,109,115 and 117 George Street	30 July 1974
S-351	74-199	W9A & W9B	Yeoville	South side of Limeridge Road in the area west of West 5th Street	27 Aug. 1974
S-352	74-135	W 7	Southam	Municipal No. 15 Queensdale Avenue West	25 June 1974
S-353	74-139	W 9B	Yeoville	West side of Upper James Street in the area south of Limeridge Road	25 June 1974
S-354	74-130	W 9A	Yeoville	West side of Upper James Street in the area north of Limeridge Road	25 June 1974
S-355	74-192	W 43A	Fessenden	North side of Mohawk Road in the area West of Magnolia Drive	27 Aug. 1974
S-356	74-194	E 63	Homeside	10 Harmony Avenue	27 Aug. 1974
S-357	75-83	E5	Corktown	147 and 149 Young Street	25 Mar. 1975
S-358	74-172	E 34	Blakely	North-west corner of Gage Avenue and Cumberland Ave.	30 July 1974
S-359	74-195	W 40	Westdale South	West side of Forsythe Avenue at the intersection of King Street West	27 Aug. 1974
S-360	74-205	E 87 & 88	Red Hill	West side of Mount Albion Road in the area south of Albright Road	27 Aug. 1974

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-361	74-204	E 85	Glenview West	North-east corner of Parkdale Avenue & Central Avenue	27 Aug. 1974
S-362	74-208	E 2	North End East	North side of Macauley Street, between James St. and Hughson Street	27 Aug. 1974
S-363	74-207	E 49C	Trenholme	West side of Upper Ottawa Street in the area north of Stonechurch Road	27 Aug. 1974
S-364	74-197	W 4	Central	Municipal Nos. 20,33 and 35 Hess St. South and 112 George Street	27 Aug. 1974
S-365	74-241	E 49C	Quinndale	South east corner of Stonechurch Road and Upper Gage	8 Oct. 1974
S-366	74-301	W 11 and 12	Strathcona	North side of Florence Street between Strathcona North and Inchbury	26 Nov. 1974
S-367	74-270	E 59A & 59B	Lisgar	South side of Limeridge Road East in the area east of Lennox Street	12 Nov. 1974
S-368	75-32	E 38B	Randall	West side of Upper Gage Avenue in the area north of Stonechurch Road	28 Jan. 1975
S-369	74-277	W 17C & 17D	Sheldon	East side of Garth Street in the area south of Stonechurch Road	26 Nov. 1974
S-370	75-33	W 17B	Kernighan	South side of Limeridge Road West, in the area west of West 5th Street	28 Jan. 1975
S-371	74-280	W 52	Ainlsie Wood West	1940 Main Street West	26 Nov. 1974
S-372	74-269	E 59 & 59A	Huntington	West side of Upper Kenilworth Avenue in the area South of Mohawk Road	12 Nov. 1974
S-373	74-282	E 5	Corktown	Municipal Numbers 209 and 211 James St. South and 4, 8 and 14 Forest Avenue	26 Nov. 1974
S-375	75-28	E 49A	Berrisfield	Land north of the Mountain Freeway alignment in the area between Upper Gage and Upper Ottawa Streets	28 Jan. 1975

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-376	74-248	E 97	Vincent	Land located on the east side of Quigley Road in the area north of the T.H.& B tracks.	29 Oct. 1974
S-378	74-259	E 3	Beasley	The Beasley Neighbourhood.	29 Oct. 1974
S-379	74-279	E 54	Crown Point East	15 Park Row North	26 Nov. 1974
S-380	75-12	E 3	Beasley	Land in the block bounded by Mary Street, The C.N.R. tracks, Catharine Street and Murray Streets	28 Jan. 1975
S-381	75-13	W 4	Central	Land located in the block bounded by Hess Street, Napier Street, Peter Street and Queen Street	28 Jan. 1975
S-382	75-14	E 4	Beasley	Land located on the west side of Jarvis Street extending westerly to Ferguson Avenue in the area between King William Street and King Street East.	28 Jan. 1975
S-383	77-8	E 22	Gibson	Municipal Nos. 75 St. Clair Avenue, 57, 81, & 85 Proctor Blvd., 28 and 32 Burris Avenue and 26 Avalon Place	28 Jan. 1975
S-384	75-18	W 43A & W 43b	Fessenden	East side of Upper Horning Road extending south from Mohawk Road West	28 Jan. 1975.
S-385	75-19	W 4	Central	Municipal Nos. 116 and 118 George Street	28 Jan. 1975
S-386	75-40	E 63	Homeside	Municipal No. 4 Merchison Avenue	28 Jan. 1975
S-387	75-25	W 17B	Gilbert	South side of Limeridge Road West in the area east of Garth Street.	28 Jan. 1975
S-388	75-146	E 38C	Randall	Municipal Nos. 847 and 851 Stonechurch Road East	27 May 1975
S-389	75-29	E 49C	Barnstown	East side of Upper Gage Avenue in the area south of Stone Church Road	28 Jan. 1975

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-390	75-85	E 104	Kentley	173 and 183 Centennial Parkway	25 Mar. 1975
S-392	75-148	E 123	Riverdale East	2820 Barton Street East	27 May 1975
S-393	75-75	W 43A	Fessenden	North west corner of Mohawk Road West and Magnolia Drive	11 Mar. 1975
S-394	75-93	E 49b	Quinndale	West side of Upper Ottawa Street between Queensbury Drive and Redbury Street	25 Mar. 1975
S-395	75-208	W 45	Ainslie Wood Ainslie Wood North Ainslie Wood West	Ainslie Wood, Ainslie Wood North and Ainslie Wood West Neighbourhoods.	30 July 1975
S-397	75-125	E 25 & E 26	Eastmount	South-east corner of Fennell Avenue East and Upper Wentworth Street	29 Apr. 1975
S-398	75-66	W 27C	Gilkson	North-east corner of Stone Church Road and Upper Paradise Road	11 Mar. 1975
S-399	75-123	W 27A	Gilbert	North-east corner of Hadeland Avenue and Upper Paradise Road	29 Apr. 1975
S-400	75-132	E 38b	Lawfield	South of the Mountain Freeway Alignment in the area between Upper Sherman Avenue and Upper Gage Avenue	13 May 1975
S-401	75-176	E 38c	Randall	West of Upper Gage Avenue and South of Stone Church Road East	24 June 1975
S-402	75-147	E 38c	Randall	South of Stonechurch Road and west of Upper Gage Avenue	27 May 1975
S-403	75-204	E 38c	Randall	West of Upper Gage Avenue and south of Stone Church Road	30 July 1975

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-403A	76-91	E 38c & E 38d	Randall	West of Upper Gage Avenue and South of Stone Church Road	30 Mar. 1975
S-404	76-62	E 12 and # 13	Lansdale	Lansdale Neighbourhood	9 Mar. 1975
S-405	75-236	W 37b	Carpenter	Area west of Upper Paradise Road and south of the Mountain Freeway Alignment	26 Aug. 1975
S-406	75-149	E 59	Huntington	South side of Mohawk Road East in the area West of Upper Kenilworth Avenue	27 May 1975
S-407	75-203	W 52	Ainslie Wood West	Municipal Nos. 1959, 1963 and 1971 Main Street West	30 July 1975
S-408	75-118	W 9c	Newburn	Municipal No. 1428 Upper James Street	29 Apr. 1975
S-409	75-136	E 6	Corktown	The Corktown Neighbourhood	13 May 1975
S-410	75-184			Part Lot 29 Concession 4, Township of Saltfleet	24 June 1975
S-411	75-185	E 124	Riverdale East	South side of Colcrest Street between Prins Avenue and Highridge Avenue	24 June 1975
S-412	75-182	W 43 and W43a	Mountview	East side of Sam Remo Drive north of Lavina Crescent	24 June 1975
S-413	75-178	E 59a	Berrisfield	South-east corner of Upper Ottawa and Larch Streets	24 June 1975
S-414	75-273	W 37a	Gilbert	West side of Upper Paradise Road in the area south of Mohawk Road	30 Sept. 1975
S-415	75-167	W 23	Westdale South	Land (rear portion) located at Municipal Nos. 701 - 813 Main Street West	10 June 1975
S-416	75-179	E 38a	Lawfield	South side of Limeridge Road in the area east of Upper Sherman Avenue	24 June 1975
S-417	75-181	E 49c	Quinndale	North side of Stonechurch Road in the area east of Upper Gage Avenue	24 June 1975

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-418	75-189	W 4	Central	Municipal Numbers 98 and 100 George Street	24 June 1975
S-419	75-218	E 103	Kentley	South side of Barton Street East in the area east of Kenora Avenue	30 July 1975
S-420	75-190	W 27b	Gilkson	Municipal No. 1230 Garth Street	24 June 1975
S-422	75-313	W37b, W37c, W43b	Fessenden	East side of Upper Horning Road in the area between Stone Church Road and the Mountain Freeway Alignment	25 Nov. 1975
S-423	75-244	W 37b & W 43b	Fessenden	East side of Upper Horning Road inthe area south of the Mountain Freeway Alignment	9 Sept. 1975
S-424	76-135	E 38b	Macassa	South east corner of Upper Sherman Avenue and Limeridge Road East	11 May 1976
S-425	75-240	E 18a & E 18b	Bruleville	North-west corner of Limeridge Road and Upper Wentworth Street	9 Sept. 1975
S-426	75-331	W15, W23, W24, W25, W26,	Kirkendall Nrth and Kirkendall Sth. Neighbourhood.	Kirkendall North Neighbourhood Kirdendall South Neighbourhood	9 Dec. 1975
S-427	75-247	W 33	Westdale South	991 King Street West	9 Sept. 1975
S-428	75-269	E 100 & E 101	Confederation Park "B"	Van Wagner's Beach School Property	30 Sept.1975
S-429	75-249	E 59c	Albion Falls	South side of Stone Church Road East	9 Sept. 1975
S-430	75-276	W 37b	Falkirk West	West side of Upper Paradise Road in the area between the Mountain Freeway Alignment and Stone Church Road	14 Oct. 1975

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-432	76-70	E 26 & E 27	Burkholme	Land located in the area bounded by Upper Wentworth Street, Mohawk Road East, East 25th Street, East 24 th Street, the rear property lines of East 24th Street and Irregular boundary approximately 500' north of Franklin Road	9 Mar. 1976
S-433	75-308	E 9d	Ryckmans	North side of Rymal Road, east of Upper James Street	25 Nov. 1975
S-434	75-314	E 36	Macassa	Municipal No. 848 Fennell Avenue East	25 Nov. 1975
S-435	75-323	E 9d	Ryckmans	Rear of Municipal Nos. 1575 and 1591 Upper James Street At Rymal Road	9 Dec. 1975
S-436	76-31	W 4	Central	North-east corner of Bay Street and Merrick Street (now York Blvd.)	27 Jan. 1976
S-438	75-326	E 49c	Quinndale	Land located on the east side of Quinn Avenue north of Stonechurch Road	9 Dec. 1975
S-440	75-325	W 9c	Mewburn	Land located on the west side of Upper James Street, north of Stonechurch Road	9 Dec. 1975
S-441	75-300	E 4	Central	Municipal No's 12 and 14 Cannon Street East	10 Nov. 1975
S-443	76-65	W 43b	Fessenden	Land located on the east side of Upper Horning Road in the area south of the Mountain Freeway Alignment	9 Mar. 1976
S-444	76-27	E 124	Riverdale East	Land located in the area west of Grays Road and north of Queenston Road	27 Jan. 1976
S-445	76-20	E 38a	Lawfield	Land located on the north side of Limeridge Raod East in the area west of Upper Gage Avenue	27 Jan. 1976
S-446	77-13	W 12	Strathcona	Land located on the east side of Dundurn Street in the area south of King Street	27 Jan. 1976

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-447	76-66	W 27	Westcliffe East	Municipal No. 172 Sanatorium Road	9 Mar. 1976
S-448	76-205	E 32	Stipeley	Stipeley Neighbourhood (33 Clinton Street)	29 June 1976.
S-449	76-68	E 103	Nashdale	Municipal No. 2289 Barton Street East	9 Mar. 1976
S-450	76-203	W3 & W4	Central & Strathcona	Zoning changes to implement Addenda Nos. 3 & 4 to the York Street redevelopment Plan and Revised Central and Strathcona Neighbourhood Plans excluding land adjacent to York Street	29 June 1976
S-451	76-79	E 59a			
S-451	76-79	E 59a	Lisgar	Land located west of Upper Kenilworth Avenue in the area south of Mohawk Road East	30 Mar. 1976
S-452	76-140	W 37b	Fessenden	Land located west of Upper Paradise Road and south of the Mountain Freeway Alignment	11 May. 1976
S-453	76-101	E 4	Beasley	Land located within the area bounded by Ferguson Avenue, Jarvis Street and King William Street	13 Apr. 1976
S-454	76-81	W 40	Ainslie Wood East	Municipal No. 1237 Main Street West	30 Mar. 1976
S-455	76-78	W 52	Ainslie Wood West	Municipal No.1960 Main Street West	30 Mar. 1976
S-456	75-246	W 27c	Gilkson	Land located on the south side of Stonechurch Road in the area east of Upper Paradise Road	9 Sept. 1975
S-457	75-291	E 66	Rosedale	Land located east of the Kenilworth Traffic Circle and south of Lawrence Road	28 Oct. 1975
S-459	76-61	E 21	Gibson	Zoning changes to implement the Gibson Neighbourhood plan for the area bounded by Sherman Avenue, Main Street, Wentworth Street and the C.N.R. Tracks.	9 Mar. 1976

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-461	76-198	E 124	Riverdale East	Land located in the area west of Grays Road and North of Queenston Road	29 June 1976
S-462	76-156	E 59b	Lisgar	Land located on the south side of Limeridge Raod East in the area west of Upper Kenilworth Avenue	25 May 1976
S-463	76-136	E 124	Riverdale East	Land located west of Grays Road and north of Queenston Road	11 May 1976
S-464	76-138	E 59a	Lisgar	Land located in the area north of Limeridge Road and East of Lennox Street	11 May 1976
S-465	76-139	E 59 and E 59a	Lisgar	Land located in the area west of Upper Kenilworth Avenue and south of Mohawk Road East	11 May 1976
S-466	76-134	E 38b	Lawfield	Land located on the east side of Upper Sherman Avenue in the area south of Limeridge Road	11 May 1976
S-467	76-155	E 123	Grayside	Municipal No. 2824 Barton Street East and 305 Grays Road	25 May 1976
S-468	76-152	W 11	Strathcona	Municipal No. 150 and 150½ Locke Street North	25 May 1976
S-469	76-165	E 87	Red Hill	Land located at the south west corner of Mount Albion Road and Albright Road	25 May 1976
S-470	76-179	E 49c	Quinndale	Land located at the south east corner of Upper Gage Avenue and Quail Avenue	29 June 1976
S-471	77-157	E 95	Kentley	Municipal No. 505 Queenston Road	1 June 1977
S-472	76-158	E 3 & E4	Beasley	The Beasley Neighbourhood Lands at No. 150 Barton Street East and 15 and 21 Wellington Street North	25 May 1976
S-473	76-188	E 4	Beasley	Land located within the blocks bounded by Catharine Street North, Wilson St., Ferguson Avenue and King Street	29 June 1976

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-475	76-180	W 43b & W43c	Fessenden	Land located on the east side of Upper Horning Road in the area south of the Mountain Freeway Alignment	29 June 1976
S-476	79-8	E 34	Blakeley	The Blakeley Neighbourhood	12 Dec. 1978
S-477	76-191	E 16	Inch Park	Municipal Number 300 Fennell Avenue East	29 June 1976
S-478	76-211	W 27a	Gilbert	Land located north of the Mountain Freeway Alignment between Upper Paradise Road and Garth Street	27 July 1976
S-479	76-197	W 4	Central	Municipal No. 85 Park Street North	29 June 1976
S-480	76-199	W 23	Westdale South	Land located on the south side of Main Street West at Macklin Street	29 June 1976
S-481	77-46	W4,W11,W12 & W21	Strathcona	Land located adjacent to York Street from Dundurn to Queen Street	22 Feb. 1977
S-481a	80-021	W 12	Strathcona	Land located at the north-west corner of York Blvd., and Queen Street	29 Jan. 1980
S-482	76-246	W 27c	Gilkson	Land located in the area east of Upper Paradise Road and north of Stonechurch Road	14 Sept. 1976
S-483	76-262	W 27c	Gilkson	Municipal No. 847 Upper Paradise Raod	28 Sept. 1976
S-484	76-230	W 43b	Fessenden	Land located on the west side of Upper Horning Road	27 July 1976
S-485	76-306	E 83	McQuesten West	Municipal No. 305 Melvin Avenue	9 Nov. 1976
S-486	76-231	W 17a	Rolston	Land located at the intersection of Limeridge Road and Kendale Court	27 July 1976
S-487	76-220	E 124 & E 125	Riverdale East	Land located in the area north of Queenston Road between Lake Avenue and Grays Road	25 May 1976

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-488	76-228	E 5	Corktown	Land located in the block bounded by John Street, Young Street, Catharine Street and Forest Avenue	27 July 1976
S-489	76-247	W 17a	Yeoville	Land located on the south side of Limeridge Road West in the area of West 5th Street	29 Oct. 1974
S-490	76-312	E 5	Corktown	Municipal Number 180 Walnut Street South	30 Nov. 1976
S-491	76-300	E 86	Red Hill	Land located on the east side of Mount Albion Road South of Hixon Road	9 Nov. 1976
S-492	76-316	E 38a	Lawfield	Land located on the east side of Upper Sherman Avenue north of Limeridge Road	30 Nov. 1976
S-493	76-314	E 27a	Thorner	Land located on the west side of Upper Sherman Avenue north of Limeridge Road	30 Nov. 1976
S-494	77-77	W 27d	Falkirk East	Land located in the area south of Regent Street and west of McIntosh Avenue	29 Mar. 1977
S-495	77-231	E 49d	Berrisfield	Land located in the area east of Upper Gage Avenue and north of Rymal Road	13 Sept. 1977
S-496	77-25	E 49d	Berrisfield	Land located north of Rymal Road and west of Upper Ottawa Street	8 Feb. 1977
S-497	77-8	E 22	Gibson	Land located at Municipal Nos. 57, 81 and 85 Proctor Blvd., and 28 and 32 Burris Avenue and 26 Avalon Place	25 Jan. 1977
S-498	80-009	W 11	Strathcona	Municipal No. 13 Crooks Street	30 Nov. 1976
S-499	77-76	W 4	Central	Land located on the south side of George Street and east of Hess Street South	29 Mar. 1977
S-500	77-7	E 12	Lansdale	Municipal No. 139 Oak Avenue	25 Jan. 1977

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-501	77-14	E 5	Corktown	Land located at the south-west corner of Young Street and Hughson Street	25 Jan. 1977
S-502	77-169	E 27b & E27 c	Jerome	Land located in the area north of Stonechurch Road East	28 June 1977
S-503	77-12	E 121	Grayside	Land on the east side of Grays Road, North of the Queen Elizabeth Way	25 Jan. 1977
S-504	77-123	W 17	Buchanan	Municipal No. 243 West 18th Street	26 Apr. 1977
S-505	77-10	W 4	Central	Municipal No. 110 George Street	25 Jan. 1977
S-506	77-28	E 8	Balfour	Municipal No. 681 Upper James Street and the rear of No. 118 Allenby Avenue	8 Feb. 1977
S-507	77-9	E 38b	Lawfield	Land located on the south side of Limeridge Road in the area east of Upper Sherman Avenue	25 Jan. 1977
S-508	77-29 77-30	E 4	Beasley	The Beasley Neighbourhood Land located at No. 137 Catharine St. North	8 Feb. 1977
S-509	77-5	W9	Yeoville	Land located on the west side of Upper James Street in the area south of Mohawk Road	25 Jan. 1977
S-510	77-92	E3	Beasley	Municipal No. 241 Mary Street	29 March 1977
S-511	77-85	E 5	Corktown	Land located at municipal Nos. 40, 46 and 50 Forest Avenue and 183,187 and 189 Hughson Street South	29 Mar. 1977
S-512	77-96	E 38a	Lawfield	Municipal Nos. 747 and 749 Limeridge Road East	12 Apr. 1977
S-513	78- 239	E 54	Crown Point	Land located on the north side of Sunnidale Avenue in the area east of Robins Avenue	12 Apr. 1977
S-514	77-108	E 21	Gibson	Land located on the north side of Bristol Street in the area east of Wentworth St.North	26 Apr. 1977

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-515	77-112	E 21	Lansdale	Municipal Nos. 216,218 and 220 Wentworth St. North	26 Apr. 1977
S-516	78-288	E 22	Gibson	Municipal No. 70 Sanford Avenue North	26 Apr. 1977
S-517	77-104	E 38b	Thorner	Land located on the south side of Limeridge Road between Upper Sherman Avenue and Leggett Crescent	12 Apr. 1977
S-518	77-142	W 37c	Gilkson	Land located at the north west corner of Upper Paradise Road and Stonechurch Road	1 June 1977
S-520	77-264	W 11	Strathcona	Municipal Nos. 16 Magill Street, 139 and 143 Ray Street North and 11, 13 and 15 Oxford Street	25 Oct. 1977
S-521	77-111	W 46	Ainslie Wood, Ainslie Wood North and Ainslie Wood West	Ainslie Wood, Ainslie Wood North and Ainslie Wood West Neighbourhoods	26 Apr. 1977
S-522	77-147	W 46	Ainslie Wood East	Municipal No. 1563 Main Street West	1 June 1977
S-523	77-145	W 4	Central	Land located on the north side of Merrick Street, in the area between Bay Street and Park Street	1 June 1977
S-524	77-146	E 5	Corktown	Municipal No. 126 Catharine Street South	1 June 1977
S-525	77-190	W 4	Central	Municipal No. 96 George Street	28 June 1977
S-526	77-191	E 32	Stipeley	Municipal Nos. 837 and 847 Barton Street East	28 June 1977
S-527	77-130	E 32	Stipeley	Stipeley Neighbourhood	10 May 1977
S-528	77-180	W 43b	Fessenden	Land on the west side of Upper Horning Road	28 June 1977
S-529	77-170	E 13	Lansdale	Land located at Municipal No. 24 Victoria Avenue North	28 June 1977

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-530	77-178	W 4	Central	Municipal No. 18 Hess Street South	28 June 1977
S-531	77-171	W 27c	Gilkson	Municipal Nos. 859 and 867 Upper Paradise Road	28 June 1977
S-532	77-204	W 4	Central	Part of Lloyd D. Jackson Square	26 July 1977
S-533	77-213	E 36	Sunninghill	Municipal No. 555 Upper Gage Avenue	30 Aug. 1977
S-534	77-214	E 35	Raleigh	Municipal No. 420 Crockett Street	30 Aug. 1977
S-535	77-215	E 45	Delta West	Municipal No. 1348 King Street East	30 Aug. 1977
S-536	77-235	W 27c	Gilkson	Land located on the north side of Stonechurch Road in the area east of Upper Paradise Road	13 Sept.1977
S-537	77-230	W 27b	Gilkson	Land located on the east side of Paradise Road adjacent adjacent to the Mountain Freeway Alignment	13 Sept.1977
S-538	77-250	E 27a	Thorner	Land located on the north side of Limeridge Road East between Upper Wentworth Street and Upper Sherman Ave.	11 Oct. 1977
S-539	77-266	E 27c	Rushdale	Municipal No.613 Stonechurch Road East	25 Oct. 1977
S-540	77-263	W 5	Durand	Municipal No.27 Bold Street	25 Oct. 1977
S-540A	77-263	W5	Durand	Municipal No. 27 Bold Street	29 Nov. 1977
S-541	77-232	W6	Durand	Land located at the north west corner of Inglewood Drive and James Mountain Road	13 Sept.1977
S-542	77-240	W9	Yeoville	Land located on the south side of Mohawk Road Between Caledon Avenue and Upper James Street	27 Sept. 1977
S-543	78-222	E 106 & E 107	Corman	Land located in the area south of King Street East and west of Centennial Parkway	25 July 1978

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-543	77-261	E106 & E 107	Corman	Land located in the area south of King Street East and west of Centennial Parkway	25 Oct. 1977
S-545	77-225	W 4	Central	Municipal Nos. 105-115 Market Street	30 Aug. 1977
S-546	78-169	E 14	Lansdale	Land located on the east side of West Avenue South	28 June 1978
S-547	79-12	E 49c & E49d	Quinndale	Land located on the east side of Upper Gage Avenue in the area south of Stonechurch Road	12 Dec. 1978
S-548	77-272	E 59a	Huntington	Land located on the south side of Landron Avenue in the area west of Upper Kenilworth Avenue	8 Nov. 1977
S-550	77-280	W 22	Westdale North	Lands on the east side of Macklin Street	8 Nov. 1977
S-551	78-40	W 43c	Fessenden	Land located on the west side of Upper Horning Road	14 Feb. 1978
S-552	77-297	E 38c	Eleanor	Municipal No. 1448 Upper Gage Avenue	13 Dec. 1977
S-553	78-3	E 38b	Randall	Municipal No. 1238 Upper Gage Avenue	10 Jan. 1978
S-554	78-5	W 6	Durand	Municipal No. 290 Caroline Street South	10 Jan. 1978
S-554A	79-62	W 6	Durand	Municipal No. 290 Caroline Street South	13 Feb. 1979
S-555	78-28	W 11	Strathcona	Municipal No. 60 Inchbury Street	31 Jan. 1978
S-556	78-6	W 37, 37a, & W 43a	Mountview	Land located at Municipal Nos. 760 - 780 Mohawk Road West	10 Jan. 1978
S-557	78-02	W 27c	Falkirk West	Land located at the south-east corner of Stonechurch Road West and Upper Paradise Road	10 Jan. 1978
S-560	78-26	E 38b	Thorner	Land located east of Upper Sherman Avenue and South of Limeridge Road East	31 Jan. 1978

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-561	78-33	E 38b	Thorner	Land located east of Upper Sherman Avenue and south of Limeridge Road East	31 Jan. 1978
S-563	78-44	E 69c	Albion Falls	Land located at the North-east corner of Stonechurch Road and Arbour Road	14 Feb. 1978
S-564	78-114	W 37c	Gurnett	Land located between municipal Nos. 824 and 866 Upper Paradise Road	11 Apr. 1979
S-565	78-96	E 38b	Randall	Land located at Municipal Nos. 1183 and 1211 Upper Sherman Avenue	28 Mar. 1978
S-566	78-95	W 21	Strathcona	Land located on the west side of Dundurn Street between Jones Street and Woodbine Crescent	28 Mar. 1978
S-567	78-93	E 52	Industrial Sector "E"	Land located in the area bounded by Ottawa Street, Beach Road, Woodleigh Avenue and the C.N.R.	28 Mar. 1978
S-568	78-108	E 33	Stipeley	Land located at Municipal No. 1084 King Street East	11 Apr. 1978
S-569	78-107	W 11 & W 21	Strathcona	Dundurn Park	11 Apr. 1978
S-570	78-132	W 27a	Fessenden	Land located at the south-east corner of Upper Paradise Road and Hadeland Avenue	9 May 1978
S-571	78-148	E 81	Parkview West	Land located at municipal No. 718 Dunn Avenue	30 May 1978
S-572	78-100	E 5	Corktown	Land located in the block bounded by John Street, Young Street, Catharine Street and Forest Avenue	28 Mar. 1978
S-573	78-151	E 27c	Barnstown	Land located at the south-east corner of Upper Wentworth and Stonechurch Road East	30 May 1978
S-574	78-150	E 9d	Ryckmans	Land located at the rear of municipal no. 1591 Upper James Street and 49 Rymal Road	30 May 1978

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-575	78-149	W 5	Durand	Land located at the north-east corner of Jackson Street West and Caroline Street South	30 May 1978.
S-576	78-102	E 20	Industrial Sector "B"	Land located north of Barton Street --- Residential property at Municipal No. 82 Niagara Street	28 Mar. 1978
S-577	78-175	E 33, E 34	Blakely	Land located at Municipal Nos. 11 Springer Avenue and 848, 862 and 866 Main Street East	28 June 1978
S-578	78-134	E 42	Industrial Sector "D"	Land located at municipal No. 5 Depew Street	9 May 1978
S-579	78-118	E 32	Stipeley	Land located at Municipal Nos. 837 and 847 Barton Street East	25 Apr. 1978
S-580	78-176	E 27b, E 27c	Crerar	Land located on the east side of Upper Wentworth Street, in the area north of Stonechurch Road	28 June 1978
S-581	78-177	W 43b	Gurnett	Land located on the east side of Upper Horning Road and north of Adis Avenue	28 June 1978
S-582	78-167	E 11, E 12, E 20	Industrial Sector "B"	Land located in the area north of Barton Street East between Victoria Avenue and Hillyard Street	28 June 1978
S-583	78-160	W 46	Homeside	Land located at Municipal Nos. 1563 and 1571 Main Street West	30 May 1978
S-584	78-199	W 13	Kirkendall North	Land located at Municipal No. 344 Hunter Street West	28 June 1978
S-585	78-185	E 36	Hampton Heights	Land located at the north-west corner of Upper Gage and Fennell Avenues	28 June 1978
S-586	78-170	E 5, W 5	Corktown	Land located on the north side of Forest Avenue and on the east side of Catharine Street and also land located on the north side of Hunter Street and on the west side of Catharine Street	30 Aug. 1978

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-587	78-200	W 37c	Gurnett	Land located on the west side of Upper Paradise Road in the area south of Stonechurch Road	28 June 1978
S-588	79-117	E 49d	Rymal	Land located on the north side of Rymal Road East in the area east of Upper Gage Avenue	10 Apr. 1979
S-589	78-196	W 27a	Gilbert	Land located at Municipal Nos. 615 and 621 Upper Paradise Road	28 June 1978
S-590	78-193	E 38b	Lawfield	Land located at Municipal No. 700 Limeridge Road East	28 June 1978
S-591	78-192	W 37c	Gurnett	Land located at Municipal No. 643 Upper Horning Road	28 June 1978
S-592	78-197	E 59b	Trenholme	Land located on the south side of Limeridge Road East in the area east of Upper Ottawa Street	28 June 1978
S-593	78-216	W 27	Gilbert	Land located at the north-east corner of Upper Paradise Road and Mohawk Road	25 July 1978
S-596	78-253	W 43c	Gurnett	Land located on the east side of Upper Horning Road between the Mountain Freeway Alignment and Stonechurch Road West	30 Aug. 1978
S-597	78-245	E 13	Lansdale	Land located at the rear of Municipal No. 116 Steven Street	30 Aug. 1978
S-598	78-242	E 124	Riverdale East	Land located on the east side of Berkindale Drive	30 Aug. 1978
S-599	78-235	W 9a	Yeoville	Land located at the rear of Municipal No. 363 Caledon Avenue	30 Aug. 1978
S-600	78-240	E 5	Corktown	Land located at municipal No. 215 John Street South	30 Aug. 1978
S-601	78-237	E 5	Corktown	Land located on the north side of Forest Avenue and on the east side of Catharine Street	30 Aug. 1978

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-602	78-269	E 27d	Butler	Land located on the east side of Upper Wentworth Street between Stonechurch Road East and Rymal Road East	10 Oct. 1978
S-603	78-268	W 21	Strathcona	Land located at municipal No. 14 Jones Street	10 Oct. 1978
S-604	78-266	E 9	Greeningdon	Land located at municipal No. 143 Hester Street	10 Oct. 1978
S-605	78-281	E 49c	Templemead	Land located on the south side of Stonechurch Road and east of Upper Gage Avenue	31 Oct. 1978
S-606	78-271	E 57	Sherwood	Land located on the north side of Fennell Avenue in the area east of Upper Ottawa Street	10 Oct. 1978
S-607	78-282	E 2	North End East	Lands located on the north side of Macauley Street between James Street and Hughson Street	31 Oct. 1978
S-608	78-280	W 11	Strathcona	Land located at Nos. 32 and 34 Devonport Street	31 Oct. 1978
S-609	79-11	E 27c	Rushdale	Land located at the north-east corner of Stonechurch Road and Upper Wentworth Street	12 Dec. 1978
S-610	79-13	E 27c	Rushdale	Land located on the east side of Upper Wentworth Street in the area north of Stonechurch Road	12 Dec. 1978
S-611	79-10	E 64	Crown Point East	Land located at Municipal No. 16 Kenilworth Avenue North	12 Dec. 1978
S-612	79-16	W 43a	Fessenden	Land located at No. 916 Mohawk Road West	12 Dec. 1978
S-613	79-51	E 124	Riverdale East	Lands located west of Grays Road in the area north of Queenston Road	30 Jan. 1979
S-614	79-7	W 12	Strathcona	Lands located at the north-east corner of Main Street West and Pearl Streets	12 Dec. 1978

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-615	79-43	E 11, E 12, E 20 & E 21	Lansdale	Land located in the area north of Barton Street East between Wellington Street North and Birch Avenue	30 Jan. 1979
S-616	79-49	E 18E, E 27E	Chappel West	Land located at Municipal No. 408 Rymal Road East	30 Jan. 1979
S-617	79-25	E 36	Raleigh	Land located at the south east corner of Brucedale Avenue and Upper Sherman Avenue	9 Jan. 1979
S-618	79-50	E 38b	Randall	Land located on the east side of Rexford Drive at Loconder Drive	30 Jan. 1979
S-619	78-244	W 22 & W 23	Westdale South	Land located on the west side of Tope Crescent South of King Street West	30 Aug. 1978
S-619	79-9	W 22 & W23	Westdale South	Land located on the West side of Tope Crescent South of King Street West	12 Dec. 1978
S-620	79-54	E 18C , E18D,	Barnstown	Lands located in the area south of Stonechurch Road East between Upper Wentworth Street and Upper Wellington Street	30 Jan. 1979
S-620A	80-025	E 18C, E 18D	Barnstown	Land located south of Stonechurch Road East and west of Upper Wentworth Street	29 Jan. 1980
S-621	79-56	W 9C	Kernighan	Land located at Municipal Nos. 1298, 1302, and 1304 Upper James Street	30 Jan. 1979
S-622	79-55	E 22	Gibson	Land located at Nos. 635, 637 and 639 Main Street East	30 Jan. 1979
S-623	79-57	W 6	Central	Land located at Municipal No.264 MacNab Street South	30 Jan. 1979
S-624	79-100	W 41	Ainslie Wood East	Land located at 96 Emerson Street	27 Mar. 1979
S-625	79-193	E 49d	Templemead	Lands located in the area north of Rymal Road East and east of Upper Gage Avenue	26 June 1979

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-626	79-45	E 69c	Hannon North	Land located on the south side of Bigwin Road, in the area west of Pritchard Road	30 Jan. 1979
S-627	79-71	E 38b	Lawfield	Land located on the west side of Upper Gage Avenue	27 Feb. 1979
S-628	79-72	W 17B	Gourley	Lands located on Brigadoon Drive, Fiona Crescent and Piper Place	27 Feb. 1979
S-629	79-139	E 38c	Randall	Land located in the area north of Stonechurch Road East and west of Upper Gage Avenue	8 May 1979
S-630	79-151	W 11	Strathcona	Land located at Municipal No.28 Devonport Street	8 May 1979
S-631	79-92	E 32	Stipeley	Land located at Municipal No. 797 Barton Street East	27 Mar. 1979
S-632	79-110	E 15	Inch Park	Land located at Municipal No. 503 Concession Street	10 Apr. 1979
S-633	79-93	E 33	Blakeley	Land located on the south side of Main Street East, Between Sherman Avenue South and Blake Street	27 Mar. 1979
S-634	79-161	E 22	Gibson	Land located at Municipal Nos. 61½, 64, 66, 68, 70 and 72 Stirton Street	29 May 1979
S-635	79-115	E 113, E 114	Kentley	Land located at Barton Street East and Centennial Parkway	10 Apr. 1979
S-636	79-138	E 38A, E 38B	Lawfield	Land located at Municipal Nos. 768, and 770 Limeridge Road East	8 May 1979
S-637	79-94	E 59D	Rymal	Land located on the west side of Nebo Road in the area south of Hempstead Drive	27 Mar. 1979
S-638	79-129	W 13	Kirkendall North	Land located at Municipal No. 237 Locke Street South	24 Apr. 1979
S-639	79-198	E 32 , E 33	Stipeley	176 Sherman Ave. North, 133 Barnesdale Ave. North and 34 Clinton Street	26 June 1979

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-640	79-152	E 3, E 4	Beasley	Land located at the north-west corner of Cannon Street East and Wellington Street North	8 May 1979
S-641	79-149	W 11	Strathcona	Land located at Municipal Nos. 62 and 64 Inchbury Street	8 May 1979
S-642	79-188	W 37c	Falkirk West	Lands located in the area south of Stonechurch Road West and west of Upper Paradise Road	26 June 1979
S-643	79-194	W 37C	Falkirk West	Land located at Municipal No. 916 and 922 Upper Paradise Road	26 June 1979
S-644	79-173	E 21	Gibson	Land located at Municipal Nos. 652, 652½ and 654 Barton Street East	29 May 1979
S-645	79-165	W 27c	Gilkson	Land located in the area east of Upper Paradise Road and North of Stonechurch Road West	29 May 1979
S-646	79-160	E 59d	Hannon West	Land located at the north-east corner of Rymal Road and Nebo Road	29 May 1979
S-647	79-242	E11, E12, & E10	Gibson	Land located in the area north of Barton Street East between Wellington Street North and Birch Avenue	31 July 1979
S-647A	80-040	E 11	Industrial Sector "A"	Municipal Nos.76 and 78 Burton Street	12 Feb. 1980
S-648	79-211	E 11	Industrial Sector "A"	Land located on the north and south sides of Burton Street, between Douglas Street and Cheever Street	26 June 1979
S-649	79-189	E 18b, E 18c	Hill Park	Lands located on the west side of Upper Wentworth Street	26 June 1979
S-650	79-196	E 38c	Eleanor	Land located at Municipal Nos. 834 and 842 Stonechurch Road East	26 June 1979

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-651	79-274	W 9d	Kernighan	Land located on the west side of Upper James Street	25 Sept. 1979
S-652	79-171	E 53	Crown Point East	Land located at Municipal No. 500 Ottawa Street North	29 May 1979
S-653	79-197	E 35	Raleigh	Land located at Municipal No. 884 Concession Street	26 June 1979
S-654	79-206	W 41	Ainslie Wood East	Land located at Municipal No. 96 Emerson Street	26 June 1979
S-655	79-209	E 38A	Lawfield	Land located at Municipal No. 701 Limeridge Road East	26 June 1979
S-656	79-210	W 4	Central	Land located at Municipal No. 38 Hess Street South	26 June 1979
S-657	79-215	E 4	Beasley	Land located at Municipal Nos. 44 and 52 Elgin Street	31 July 1979
S-658	79-252	E 69C, E 69D	Hannon North	Land located at Stone Church Road East and Anchor Road	28 Aug. 1979
S-658A	79-296	E 69C, E 69D	Hannon North	Land located on Stonechurch Road East and Anchor Road	30 Oct. 1979
S-659	79-225	E 49D	Templemead	Land located on the north side of Rymal Road East, in the area west of Upper Ottawa Street	31 July 1979
S-660	79-236	E 18B	Bruleville	Land located on the south side of Limeridge Road East, in the area west of Upper Wentworth Street	31 July 1979
S-661	79-235	W 5	Durand	Land located at Municipal No. 75 Hunter Street West (Central Public School)	31 July 1979
S-662	79-234	W 27C	Gilkson	Land located on Gemini Drive and Gafney Drive	31 July 1979
S-662A	79-307	W 27C	Gilkson	Land located on Gemini Drive and Gafney Drive	30 Oct. 1979
S-663	79-231	W3, W4	Central	Land located at Municipal No. 181 James Street North	31 July 1979

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-664	79-226	W 17E	Sheldon	Land located on the South side of Rymal Road West, in the vicinity of Garth Street	31 July 1979
S-665	79-309	W 13	Durand	Land located at the south-west corner of Queen and Hunter Streets	30 Oct. 1979
S-666	79-256	E 18A	Bruleville	Property located at Municipal No. 355 Limeridge Road East	28 Aug. 1979
S-667	79-253	E 38A, E 38B	Lawfield	Property located at Municipal No. 700 Limeridge Road East	28 Aug. 1979
S-667A	79-301	E 38A, E 38B	Lawfield	Property located at Municipal No. 700 Limeridge Road East	30 Oct. 1979
S-668	79-255	W 9B	Kernighan	Land located at the rear of Municipal No. 1188 to 1208 Upper James Street	28 Aug. 1979
S-669	79-251	E 5	Corktown	Property located at Municipal No.263 John St. South	28 Aug. 1979
S-670	79-318	E 52	Industrial Sector "E"	Land located in the block bounded by Ottawa Street North, Beach Road, Woodleigh Avenue and the Canadian National Railway	27 Nov. 1979
S-671	79-271	E 22	Gibson	Land located at Municipal Nos. 79 and 81 Sanford Avenue North and Municipal No. 549 Wilson Street	25 Sept. 1979
S-672	79-273	E 12	Lansdale	Land located at Municipal No. 165 Wentworth Street North	25 Sept. 1979
S-673	79-272	E 14	Stinson	Land located at Municipal No. 118 Stinson Street	25 Sept. 1979
S-674	79-328	W 11	Strathcona	Land located on the north side of York Boulevard in the area between Crooks Street and Locke Street North	27 Nov. 1979

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-675	79-305	E 27A	Bruleville	Land located on the north-east corner of Limeridge Road east and Upper Wentworth Street	30 Oct. 1979
S-676	79-297	E 38A, E 38B	Lawfield	Land located at Municipal No. 696 Limeridge Road East	30 Oct. 1979
S-677	79-295	E 9A	Greeningdon	Land located on the west side of Upper Wellington Street and south of Hester Street	30 Oct. 1979
S-678	79-306	E 3	Beasley	Land located at Municipal No. 231 Mary Street North	30 Oct. 1979
S-679	79-308	W 27C, W 27D	Falkirk East	Land located at the west limit of Regent Avenue	30 Oct. 1979
S-680	79-330	W 27C	Falkirk East	Land located in the area south of Stonechurch Road West and east of Upper Paradise Road	11 Dec. 1979
S-682	79-331	E 105	Greenford	Land located at Municipal No. 16 Clapham Road	11 Dec. 1979
S-683	79-333	E 32	Crown Point West	Land occupied by the IVOR WYNNE STADIUM	11 Dec. 1979
S-684	79-326	E 27C, E 27D	Randall	Land located in the area south of Stonechurch Road East and west of Upper Sherman Avenue	27 Nov. 1979
S-686	80-030	W13	Durand	Land located on the north side of Jackson Street West	29 Jan. 1980
S-688	80-019	W 6	Durand	Land located at Municipal No. 316 James St. South	29 Jan. 1980
S-689	80-056	W 46	Ainslie Wood	Land located at Municipal No. 28 Ewen Road	26 Feb. 1980
S-690	80-027	W 25, W 26	Westcliffe East	Land located on the west side of Garth Street between Scenic Drive and Denlow Avenue	29 Jan. 1980
S-692	80-062	E 38C	Eleanor	Land located on the south side of Stonechurch Road East in the area west of Upper Gage Avenue	26 Feb. 1980
S-693	80-064	E 44	Crown Point West	Land located at the rear of 1051 Main Street East	26 Feb. 1980

SECTION NINETEEN C

DEVELOPMENT CONTROL

SECTION NINETEEN C

DEVELOPMENT CONTROL

19C Development Control (74-39) Repealed (79-277)

SECTION TWENTY

Administration and Violation

SECTION TWENTY - ADMINISTRATION AND VIOLATION (6902/52)

20. (1) Enforcement: This By-law shall be administered by the Building Commissioner, and no permit for the use of land or for the erection or use of any building or structure, and no certificate of occupancy or approval of application for any municipal license within the jurisdiction of the council shall be issued or given, where the proposed building, structure (including a sign), or use would be in violation of any provision of this By-law.

(2) Application and Plans: In addition to the requirements of the Building By-law, every application for a building permit shall be accompanied by plans, in duplicate, drawn to a scale of either 1:100 (10 feet to the inch) or 1:200 (20 feet to the inch), based upon an actual survey by an Ontario Land Surveyor, showing the true shape and dimensions of the lot to be used or upon which it is proposed to erect any building or structure, and showing the proposed location, height and dimensions of the building or structure or work in respect of which the permit is applied for, and the location of every building or structure already erected on or partly on such lot, and the proposed location of the required parking spaces and access driveway, together with a block plan, and a statement, signed by the owner or his agent duly authorized thereunto in writing, which said writing is filed with the Building Commissioner or registered in the Registry Office for the Registry Division of Wentworth, and which statement shall set forth in detail the current and intended use of each building and structure or part thereof, and all information necessary to determine whether or not every such building and structure conforms to the requirements of this By-law. The lot, and the location of every building and structure thereon shall be staked out on the ground before construction is started. (7779/56)

NOTE: The lack of a survey, or a mistake, does not relieve any person from liability for not complying with requirements, i.e., responsibility is not upon the city corporation, whose rights are preserved even in the case of a mistake of its own official.

(3) Inspection of Premises: The Building Commissioner or any officer or employee of the city corporation acting under his direction is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that the provisions of this By-law are not being complied with, and for the purpose of carrying out his duties under this By-law.

20 (4) Violations and Penalties: Every person who uses any land, or erects or uses any building or structure in a manner contrary to any requirement of this By-law, or who causes or permits such use or erection, or who violates any provision of this By-law or causes or permits a violation, shall, upon conviction therefore, forfeit and pay a penalty of not more than $1,000.00 (exclusive of costs) for each such offence, and every such penalty shall be recoverable under The Summary Convictions Act. (73-54) (8262/58)

(5) Remedies: In case any building or structure is or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the city corporation pursuant to the provisions of The Municipal Act in that behalf.

SECTION TWENTY ONE

Validity

SECTION TWENTY-ONE - VALIDITY (6902/52)

21. If any provision of this By-law, including any part of the districting as shown on the Maps, is for any reason held to be invalid, it is hereby declared to be the intention, that all the remaining provisions shall remain in full force and effect until repealed, notwithstanding that one or more provisions shall have been declared to be invalid.

SECTION TWENTY TWO

Restricted Area By-Laws Repealed

SCHEDULES

SECTION TWENTY-TWO - RESTRICTED AREAS BY-LAWS REPEALED (6902/52)

22 (1) By-law No. 2806 to Prohibit the Erection and Use of Buildings for Certain Purposes Within Defined Areas of the City, passed on the 24th day of April, A.D., 1923;

By-law No. 2807 Respecting Garages, passed on the 24th day of April, A.D., 1923;

By-law No. 3145 Respecting Apartment and Tenement Houses, passed on the 14th day of April, A.D. 1925; and

By-law No. 4215 To Prohibit the Erection of Signs or Other Advertising Devices Within Defined Areas of the City, passed on the 26th day of May, A.D., 1931;

and all amendments of the said By-laws are hereby repealed. (7580/55)

(2) This By-law shall not take effect until approved by Order of the Ontario Municipal Board (7580/55)

SCHEDULE "A" TO SECTION 18 (3) (iva) (a) OF THE ZONING BY-LAW NO. 6593

Description re: Inner Core Parking - Central Business District

Commencing at the intersection of the south western limit of York Street with the eastern limit of Queen Street.

Thence southerly along the eastern limit of Queen Street in all its courses to the northern limit of Charlton Avenue.

Thence easterly along the said northern limit of Charlton Avenue in all its courses to the eastern limit of John Street.

Thence southerly along the said eastern limit of John Street to the northern limit of St. Joseph's Drive.

Thence easterly along the northern limit of St. Joseph's Drive in all its courses to the production southerly of the western limit of Ferguson Avenue.

Thence northerly to and along the said western limit of Ferguson Avenue in all its courses to the southern limit of Cannon Street.

Thence westerly along the said southern limit of Cannon Street in all its courses to the eastern limit of Hess Street.

Thence southerly along the said eastern limit of Hess Street to the south western limit of York Street.

Thence north westerly along the said south western limit of York Street to the point of commencement. (70-121)

D. Harrington, (signed)
.....

Ontario Land Surveyor

Department of Engineering
4/3/70
DH:JE

SCHEDULE "B" TO SECTION 18 (3) (iva) (b) OF THE ZONING BY-LAW NO. 6593

Description re: Outer Core Parking - Central Business District

Commencing at the intersection of the southern limit of Barton Street with the eastern limit of Locke Street.

Thence southerly along the said eastern limit of Locke Street in all its courses to the northern limit of Aberdeen Avenue.

Thence easterly along the said northern limit of Aberdeen Avenue in all its courses to the south eastern limit of James Street Mountain Road.

Thence south westerly along the said south eastern limit of James Street Mountain Road in all its courses to the north western limit of the Claremont Hill Mountain Access Road now under construction.

Thence north easterly along the said north western limit of the said Claremont Hill Mountain Access Road now under construction in all its courses to the northern limit of Young Street.

Thence easterly along the northern limit of Young Street to the western limit of Victoria Avenue.

Thence northerly along the said western limit of Victoria Avenue in all its courses to the southern limit of Barton Street.

Thence westerly along the said southern limit of Barton Street in all its courses to the point of commencement.

Saving and excepting thereout and therefrom the following:

Commencing at the intersection of the north eastern limit of York Street with the western limit of Queen Street.

Thence southerly along the said western limit of Queen Street in all its courses to the southern limit of Charlton Avenue.

Thence easterly along the said southern limit of Charlton Avenue in all its courses to the western limit of John Street.

Thence southerly along the said western limit of John Street in all its courses to the southern limit of St. Joseph's Drive.

Thence easterly along the said southern limit of St. Joseph's Drive in all its courses to the production southerly of the eastern limit of Ferguson Avenue.

Thence northerly to and along the said eastern limit of Ferguson Avenue in all its courses to the northern limit of Cannon Street.

Thence westerly along the said northern limit of Cannon Street in all its courses to the western limit of Hess Street.

Thence southerly along the said western limit of Hess Street, to the north eastern limit of York Street.

Thence north westerly along the said north eastern limit of York Street to the point of commencement. (70-121)

D. Harrington (signed)
.....
Ontario Land Surveyor

Department of Engineering
4/3/70
DH:je

SCHEDULE "A" to By-law No. 78-38

SCHEDULE "C" to By-law No. 6593

STREET	FROM LOCATION A	TO LOCATION B	Distance Measured from the Centre Line of the Street to a Line Parallel to Centre Line of the Street and on that Side of the Street to Which the Lot is Adjacent
(Column 1)	(Column 2)	(Column 3)	(Column 4)
1. Limeridge Road	1. Limeridge Road	1. Limeridge Road	
	(a) 152.4 m (500.00 ft.) West of West 5th St.	(a) 152.4 m (500.00 ft.) East of West 5thSt.	13.11 m (43.01 ft.)
	(b) 152.4 m (500.00 ft.) west of Upper James	(b) Ridge Street	13.11 m (43.01 ft.)
	(c) 152.4 m (500.00 ft.) west of Upper Wellington	(c) 152.4 m (500.00 ft.) east of Upper Sherman Ave.	13.11 m (43.01 ft.)
	(d) 152.4 m (500.00 ft.) west of Upper Ottawa	(d) Mountain Brow Boulevard	13.11 m (43.01 ft.)
2. Stone Church Road	2. Stone Church Road	2. Stone Church Road	
(a) on north side	(a) approx. 198.12 m (650.00 ft.) westerly of centre-line of Upper James St.	(a) approx. 228.6 m (750.00 ft.) westerly of Upper Wentworth St.	15.24 m (50.00 ft.)
(b) on south side	(b) approx. 114.3 m (375 ft.) westerly of centre-line of Upper James St.	(b) approx. 131.06 m (430 ft.) easterly of centre-line of Upper James St.	15.24 m (50.00 ft.)
3. West 5th Street	3. Mohawk Road	3. approx. 182.88 m (600 ft.) south of Stone Church Road	15.24 m (50.00 ft.)
4. Mohawk Road	4. Garth Street	4. Buckingham Drive	15.24 m (50.00 ft.)

SCHEDULE "D"

(Referred to in Schedule 19C)

Repealed by By-law 79-277

Schedule "A" to By-law 71-216

Schedule "C" to By-law 6593

Repealed by By-law 79-277

SCHEDULE "A1" TO BY-LAW 76-329

SCHEDULE "F" TO BY-LAW NO. 6593

HEIGHT RESTRICTIONS IN ESCARPMENT VIEW

PROTECTION AREA

FIRST

Commencing at the intersection of the eastern limit of Main Street West with the western limits of the City of Hamilton.

Thence northerly along the said eastern limit of Main Street West to the western limit of Whitney Avenue.

Thence southerly and easterly along the western and southern limits of Whitney Avenue, in all its courses, and the production easterly thereof to the eastern limit of Emerson Street.

Thence northerly along the said eastern limit of Emerson Street to the southern limit of the Toronto, Hamilton and Buffalo Railway right-of-way.

Thence easterly along the said southern limit of the Toronto, Hamilton and Buffalo Railway right-of-way, in all its courses, to the north western limit of King's Highway No. 403.

Thence south westerly along the said north western limit of King's Highway No. 403, to the eastern limit of Bowman Street.

Thence westerly in a straight line to the south east angle of Broadway Avenue.

Thence westerly in a straight line to the south east angle of Emerson Street.

Thence westerly in a straight line to the south east angle of Hillview Street.

Thence westerly in a straight line to the intersection of the western limit of Clifford Street and the northern limit of the road allowance between Concessions 1 & 2, Township of Ancaster.

Thence westerly along the said northern limit of the road allowance to the aforesaid western limit of the City of Hamilton.

Thence northerly along the said western limit to the point of commencement.

SECONDLY

Commencing at the intersection of the western limit of Chedoke Avenue with the southern limit of Aberdeen Avenue.

Thence easterly along the said southern limit of Aberdeen Avenue to the eastern limit of Queen Street.

Thence northerly along the said eastern limit of Queen Street to the southern limit of Charlton Avenue.

Thence easterly along the said southern limit of Charlton Avenue to the eastern limit of John Street.

Thence southerly along the said eastern limit of John Street to the intersection of the southern limit of Louisa Avenue.

Thence westerly along the said southern limit of Louisa Avenue to the eastern limit of Mountwood Avenue.

Thence southerly along the said eastern limit of Mountwood Avenue to the southern limit of Freeman Place.

Thence westerly along the said southern limit of Freeman Place to the western limit of James Street.

Thence northerly along the said western limit of James Street to the south eastern limit of James Street Mountain Road.

Thence south westerly along the said south eastern limit of James Street Mountain Road to the production easterly of the southern limit of Inglewood Drive.

Thence westerly along the said southern limit of Inglewood Drive to the western limit of Bay Street.

Thence northerly along the said western limit of Bay Street to the southern limit of Part 1 according to a Reference Plan deposited in the Land Registry Office for the Registry Division of Wentworth as Plan 62R-2033.

Thence westerly along the said southern limit of Part 1 to the western limit of Part 1.

Thence northerly along the said western limit of Part 1 to the southern limit of the lands shown on a plan of subdivision registered in the said Land Registry Office as No. 392.

Thence westerly along the said southern limit of Plan No. 392 to the western angle of the said plan.

Thence southerly to and along the eastern limit of the lands shown on a plan of subdivision registered in the said Land Registry Office as No. 443 to the southern limit of Lot 28 in the said Plan No. 443.

Thence westerly along the said southerly limit of Lot 28 to the southern limit of Ravenscliffe Avenue.

Thence westerly along the said southern limit of Ravenscliffe Avenue to the south east angle of Lot 23, Plan No. 443.

Thence westerly along the said southern limit of Lot 23 to the eastern limit of the lands shown on a plan of subdivision registered in the said Land Registry Office as Plan No. 789.

Thence southerly along the said eastern limit of Plan No. 789 to the southern limit of Lot 10 in the said Plan.

Thence westerly along the said southern limit of Lot 10 to the eastern limit of Hess Street.

Thence southerly along the said eastern limit of Hess Street to its southern limit.

Thence westerly and parallel with the southern limit of Aberdeen Avenue to the western limit of Queen Street.

Thence southerly along the said western limit of Queen Street to the southern limit of Amelia Street.

Thence westerly along the said southern limit of Amelia Street to the eastern limit of the lane joining Amelia Street and Hillcrest Avenue.

Thence southerly along the said eastern limit of the lane and its production southerly to the southern limit of Hillcrest Avenue.

Thence westerly along the said southern limit of Hillcrest Avenue to the western limit of Chedoke Avenue.

Thence northerly along the said western limit of Chedoke Avenue to the point of commencement.

THIRDLY:

Commencing at the intersection of the eastern limit of Catharine Street with the southern limit of Young Street.

Thence easterly along the said southern limit of Young Street to the eastern limit of Wellington Street.

Thence northerly along the said eastern limit of Wellington Street to the southern limit of Stinson Street.

Thence easterly along the said southern limit of Stinson Street to the eastern limit of Wentworth Street.

Thence northerly along the said eastern limit of Wentworth Street to the southern limit of Delaware Avenue.

Thence easterly along the said southern limit of Delaware Avenue and the production easterly thereof to the eastern limit of Sherman Avenue.

Thence northerly along the said eastern limit of Sherman Avenue to the southern limit of Maplewood Avenue.

Thence easterly along the said southerly limit of Maplewood Avenue to the eastern limit of Gage Avenue.

Thence northerly along the said eastern limit of Gage Avenue to the southern limit of Main Street.

Thence easterly along the said southern limit of Main Street to the south-western limit of King Street.

Thence south easterly along the said south western limit of King Street to the western limit of Kensington Avenue.

Thence southerly along the said western limit of Kensington Avenue to the southern limit of Maple Avenue.

Thence easterly along the said southern limit of Maple Avenue to the south western limit of King Street.

Thence south easterly and easterly along the south western and southern limits of King Street, in all its courses, to the western limit of Rosedale Avenue.

Thence southerly along the said western limit of Rosedale Avenue to the southern limit of the Toronto, Hamilton & Buffalo Railway right-of-way.

Thence easterly along the said southern limit of the Toronto, Hamilton & Buffalo Railway right-of-way to the production northerly of the western limit of Malta Drive.

Thence southerly to and along the said western limit of Malta Drive to the northern limit of Greenhill Avenue.

Thence westerly along the said northern limit of Greenhill Avenue to the western limit of Kimberly Drive.

Thence northerly along the western limit of Kimberly Drive and Kenilworth Avenue to the southern limit of the right-of-way of the Toronto, Hamilton & Buffalo Railway.

Thence westerly along the said southern limit of the Toronto, Hamilton & Buffalo Railway to the eastern limit of Wentworth Street.

Thence southerly along the said eastern limit of Wentworth Street to the southern limit of Charlton Avenue.

Thence westerly along the said southern limit of Charlton Avenue to the said eastern limit of Catharine Street.

Thence northerly along the said eastern limit of Catharine Street to the point of commencement.

FOURTHLY:

Commencing at the intersection of the eastern limit of the road allowance between Lots 32 & 33 with the southern limit of the road allowance between Concessions 4 & 5 Saltfleet Township.

Thence easterly along the said southern limit of the said road allowance to the western limit of Mt. Albion Road.

Thence southerly and south westerly along the said eastern limit of Mt. Albion Road to the aforesaid eastern limit of the road allowance between Lots 32 & 33.

Thence northerly along the said eastern limit of the road allowance to the point of commencement.

FIFTHLY:

Commencing at the intersection of the southern limit of Greenhill Avenue with the north-western limit of the lands shown on a plan of subdivision filed in the Land Titles Division of the Land Registry Office as Plan M-36.

Thence easterly along the said southern limit of Greenhill Avenue to the eastern limit of Quigley Road.

Thence northerly along the said eastern limit of Quigley Road of the southern limit of the Toronto, Hamilton & Buffalo Railway right-of-way.

Thence easterly along the said southern limit of the Toronto, Hamilton & Buffalo Railway right-of-way to the eastern limit of Greenhill Avenue.

Thence southerly and southwesterly along the said eastern limit of Greenhill Avenue to the eastern limit of the lands shown on a plan of subdivision filed in the said Land Registry Office as Plan M-3.

Thence southerly along the said eastern limit of Plan M-3 to the southern limit thereof.

Thence westerly along the said southern limit of Plan M-3 and its production westerly to the production northerly of the eastern limit of the lands shown on a plan of subdivision filed as Plan M-28 in the said Land Registry Office.

Thence southerly and south-westerly along the south-eastern limit of said Plan M-28 to the south west angle of Plan M-28 lying west of Quigley Road.

Thence in a straight line to the south east angle of the lands shown on a plan of subdivision and filed in the said Land Registry Office as Plan M-95.

Thence southwesterly along the southern limit of said Plan M-95 to the southern limit of Country Club Drive.

Thence westerly along the said southern limit of Country Club Drive to the eastern limit of the lands shown on a plan of subdivision filed in the said Land Registry Office as Plan M-82.

Thence southerly along the said eastern limit of Plan M-82 to the south east angle of the said plan.

Thence westerly along the southern limit of Plan M-82 to the south west angle thereof.

Thence in a general northerly direction following the westerly limits of the lands shown on Plans M-82, M-158, & M-36 to the point of commencement.

SIXTHLY:

Commencing at the intersection of the western limit of Belvidere Avenue with the northern limit of Wycliffe Avenue.

Thence southerly along the said western limit of Belvidere Avenue to the northern limit of Inverness Avenue.

Thence westerly along the said northern limit of Inverness Avenue to the western limit of Arcade Crescent.

Thence southerly along the said western limit of Arcade Crescent to the northern limit of Gateview Drive.

Thence westerly along the said northern limit of Gateview Drive and its production westerly to the western limit of West 5th Street.

Thence northerly along the said western limit of West 5th Street to the production westerly of the southern limit of Claremont Drive.

Thence easterly to and along the said southern limit of Claremont Drive to the western limit of Upper James Street.

Thence southerly along the said western limit of Upper James Street to the production westerly of the southern limit of Bull's Lane.

Thence easterly to and along the said southern limit of Bull's Lane to the eastern limit of Searle Street.

Thence southerly along the said eastern limit of Searle Street to the northern limit of Wycliffe Avenue.

Thence easterly along the said northern limit of Wycliffe Avenue to the point of commencement.

SEVENTHLY:

Commencing at the intersection of the western limit of Garth Street with the northern limit of Scenic Drive.

Thence northerly along the said western limit of Garth Street to the production westerly of the northern limit of Auchmar Road.

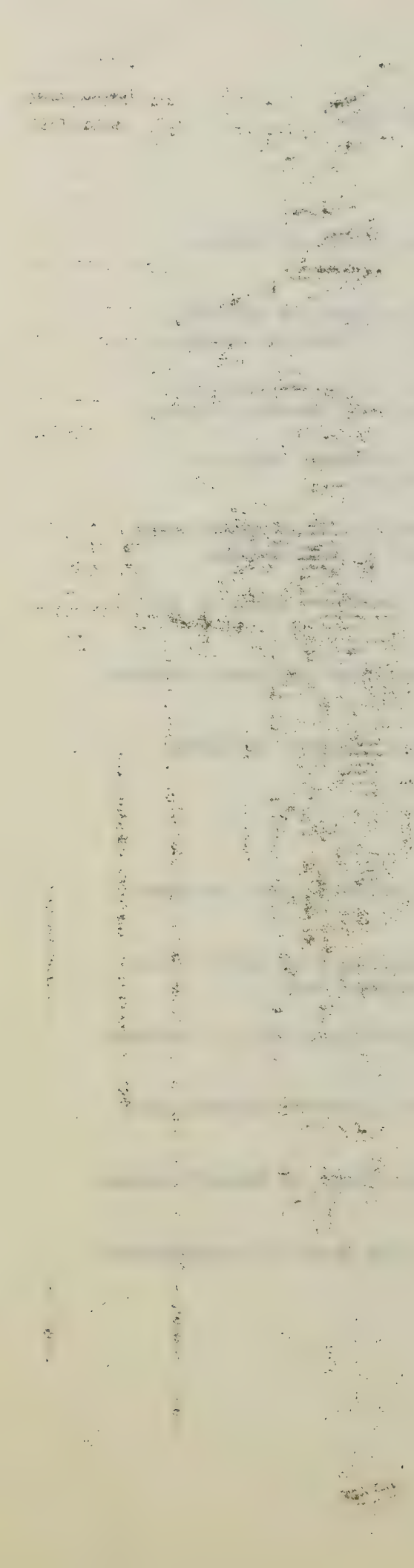
Thence easterly to and along the said northern limit of Auchmar Road to the eastern limit thereof.

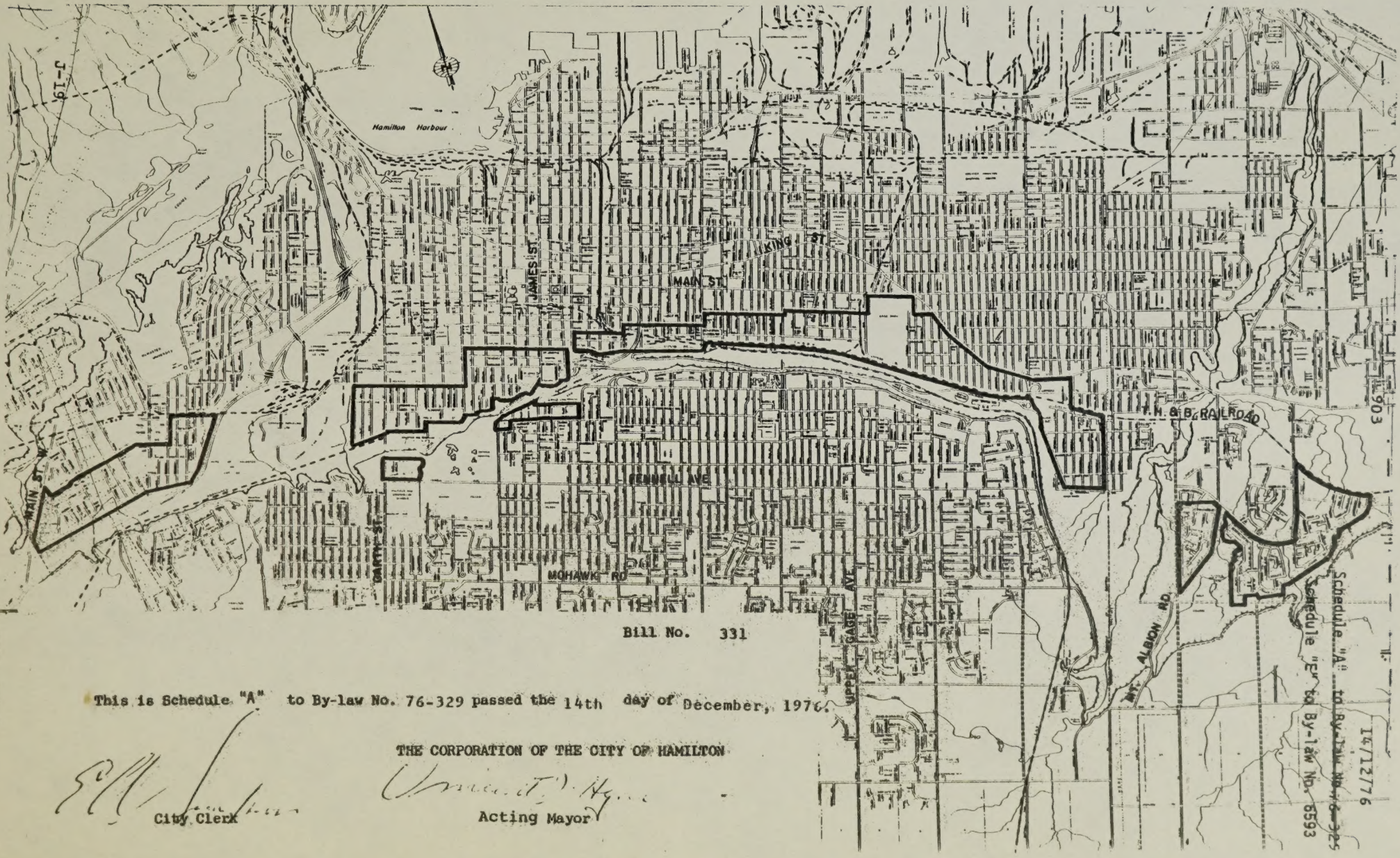
Thence southerly along the said eastern limit of Auchmar Road to the northern limit of Fennell Avenue.

Thence westerly along the said northern limit of Fennell Avenue to the eastern limit of Garth Street.

Thence westerly in a straight line to the point of commencement.

(76-148) (76-329)





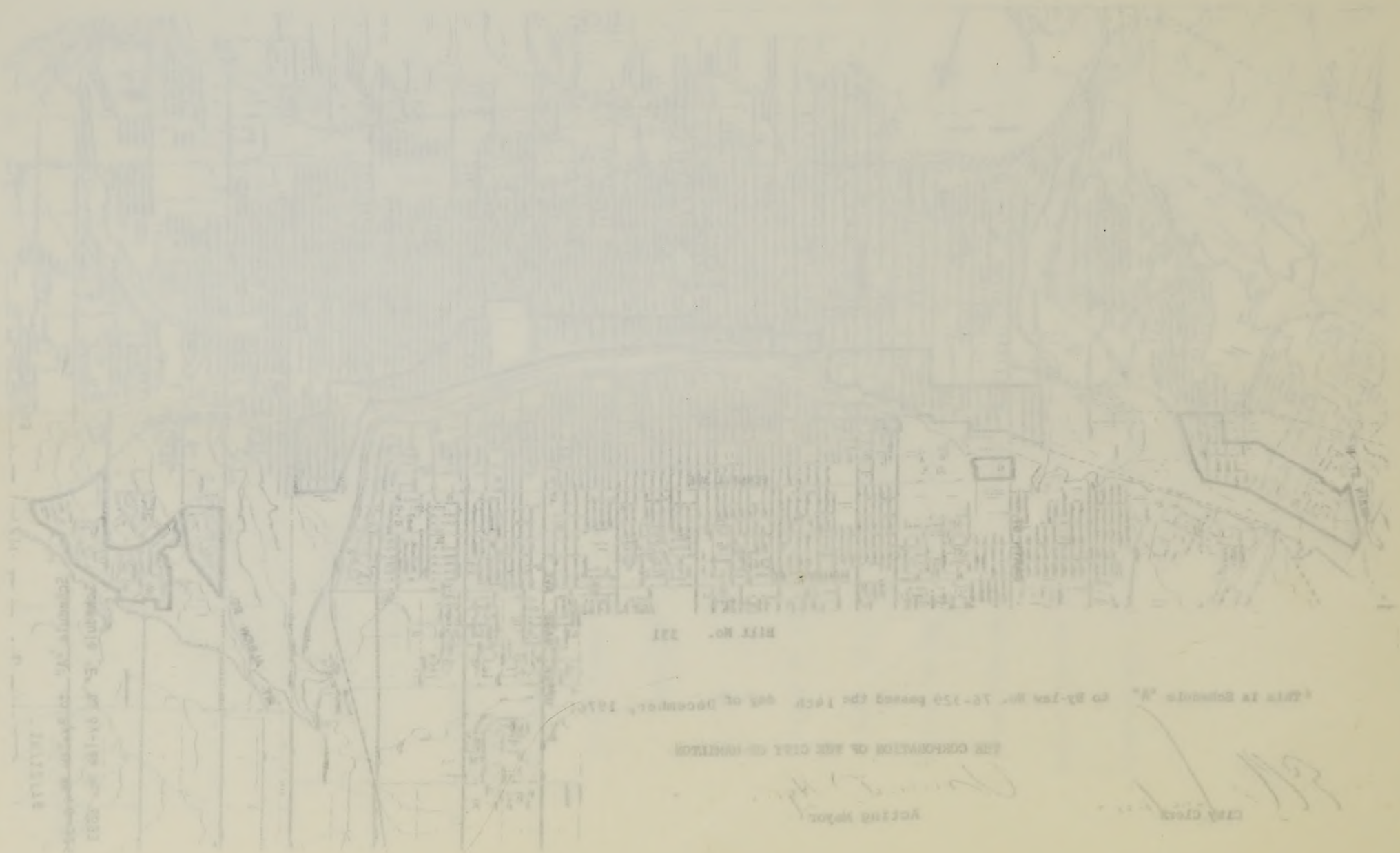
Bill No. 331

This is Schedule "A" to By-law No. 76-329 passed the 14th day of December, 1976.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Acting Mayor



HAMILTON PUBLIC LIBRARY
3 2022 21334644 4

48527